

AGENDA

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OR THE CITY OF ST. LOUIS

REGULAR MEETING - REGULAR SESSION (Some Commissioners May Be by Phone)

1520 MARKET STREET – SUITE 2000 BOARD ROOM

Tuesday, December 19, 2017 – 3:00 pm

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES - November 14, 2017**
3. **TAYLOR AVE. / DELMAR BLVD. / PAGE BLVD. / KINGSHIGHWAY BLVD AREA
Alderman Terry Kennedy / 18th Ward**

RESOLUTION NO. 17-LCRA-10282 - RESOLUTION DESIGNATING SOLIRE I, LLC AS REDEVELOPER OF THE PROPERTY AT 4724-4802 DELMAR BLVD. LOCATED IN THE TAYLOR AVE./ DELMAR BLVD. / PAGE BLVD. / KINGSHIGHWAY BLVD. REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (2130P1) (Dale Ruthsatz)

4. **DR. MARTIN LUTHER KING / PENDLETON AVE. / EVANS AVE. AREA
Alderman Samuel Moore / 4th Ward**

RESOLUTION NO. 17-LCRA-10283 - RESOLUTION RESCINDING RESOLUTION 99-LCRA-6614, DESIGNATING VANDEVENTER PLACE, LP AS REDEVELOPER OF ALL THE PROPERTY LOCATED IN THE DR. MARTIN LUTHER KING / PENDLETON / EVANS REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (9055P2) (Dale Ruthsatz)

5. **LOCUST ST. / JEFFERSON AVE. AREA
Alderwoman Christine Ingrassia / 6th Ward**

RESOLUTION NO. 17-LCRA-10284 - RESOLUTION DESIGNATING MENDENHALL PARTNERSHIP LLC AS REDEVELOPER OF 2315-21 LOCUST ST. LOCATED IN THE LOCUST ST. / JEFFERSON AVE. REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (2249P1) (Dale Ruthsatz)

6. **701-705 N. 1ST ST. AREA**
Alderman Jack Coatar / 7th Ward

RESOLUTION NO. 17-LCRA-10285 - RESOLUTION DECLARING THE 701-705 N. 1ST ST. REDEVELOPMENT AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR 701-705 N. 1ST ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2258) (Zachary Wilson)

7. **FOREST PARK SOUTHEAST SCATTERED SITES V AREA**
Alderman Joseph Roddy / 17th Ward

RESOLUTION NO. 17-LCRA-10286 - RESOLUTION DECLARING THE FOREST PARK SOUTHEAST SCATTERED SITES V REDEVELOPMENT AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR FOREST PARK SOUTHEAST SCATTERED SITES V AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2259) (Zachary Wilson)

8. **3450 OREGON ST. AREA**
Alderman Cara Spencer / 20th Ward

RESOLUTION NO. 17-LCRA-10287 - RESOLUTION DECLARING THE 3450 OREGON AVE. REDEVELOPMENT AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR 3450 OREGON AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2257) (Zachary Wilson)

9. **3024 POTOMAC AVE. AREA**
Alderman Cara Spencer / 20th Ward

RESOLUTION NO. 17-LCRA-10288 - RESOLUTION DECLARING THE 3024 POTOMAC ST. REDEVELOPMENT AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR 3024 POTOMAC ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2256) (Zachary Wilson)

10. **3548 -50 S. BROADWAY AREA**
Alderman Cara Spencer / 20th Ward

RESOLUTION NO. 17-LCRA-10289 - RESOLUTION DECLARING THE 3548-50 S. BROADWAY REDEVELOPMENT AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3548-50 S. BROADWAY AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2151) (Zachary Wilson)

11. **300 S. BROADWAY AREA**

Alderman John Coatar / 7th Ward

RESOLUTION NO. 17-LCRA-10290 - RESOLUTION DECLARING THE 300 S. BROADWAY REDEVELOPMENT AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 300 S. BROADWAY AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2254) (Zachary Wilson)

12. **215 YORK AVE. AREA**

Alderwoman Heather Navarro / 28th Ward

RESOLUTION NO. 17-LCRA-10291 - RESOLUTION DECLARING THE 215 YORK AVE. REDEVELOPMENT AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 215 YORK AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2255) (Zachary Wilson)

13. **6132 & 7600 VERMONT AVE. AND 7806 & 7810 VIRGINIA AVE. AREA**

Alderwoman Sarah Martin / 11th Ward

RESOLUTION NO. 17-LCRA-10292 - RESOLUTION DECLARING THE 6132 & 7600 VERMONT AVE. AND 7806 & 7810 VIRGINIA AVE. REDEVELOPMENT AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR 6132 & 7600 VERMONT AVE. AND 7806 & 7810 VIRGINIA AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2260) (Aminah Wright)

14. **721 VICTOR / 2403-15 S. 7th ST. AREA**

Alderman Jack Coatar / 7th Ward

RESOLUTION NO. 17-LCRA-10293 - RESOLUTION AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (2424 S. 9TH STREET PROJECT), SERIES 2018, IN THE MAXIMUM PRINCIPAL AMOUNT OF \$18,000,000 AND AUTHORIZING CERTAIN DOCUMENTS AND ACTIONS RELATED THERETO, ALL IN CONNECTION WITH A PROJECT IN THE 721 VICTOR / 2403-15 S. 7TH ST. REDEVELOPMENT AREA (2106P1) (Dale Ruthsatz)

15. **General**

RESOLUTION NO. 17-LCRA-10294 - RESOLUTION AUTHORIZING MATCHING FUNDS FOR COMPREHENSIVE PLANNING GRANT TO FURTHER NORTH-SOUTH LIGHT RAIL CORRIDOR INCLUDING EXAMINATION OF ALIGNMENT TO SERVE FUTURE NATIONAL GEOSPATIAL - INTELLIGENCE AGENCY SITE (Rob Orr)

RESOLUTION NO. 17-LCRA-10295 - RESOLUTION ADOPTING PRE-QUALIFIED LIST OF LAND SURVEYING FIRMS AND CIVIL, STRUCTURAL, AND TRANSPORTATION ENGINEERING FIRMS FOR LCRA PROJECTS (Rob Orr)

ROLL CALL VOTE in open session to hold a closed meeting pursuant to the following:

- A) Proceedings involving legal actions, causes of actions or litigation or confidential or privileged communications with attorneys or auditors as provided by Section 610.021 (1) RSMo. and/or Section 610.021 (17) RSMo.
- B) Proceedings to discuss matters involving leasing, purchase or sale of real estate as provided by Section 610.021 (2) RSMo.
- C) Proceedings to regarding sealed bids and proposals and related documents or documents related to a negotiated contract as provided by Section 610.021 (12) RSMo.

END CLOSED SESSION

NEXT BOARD MEETING – SCHEDULED FOR JANUARY 23, 2018

ADJOURNMENT

**RESOLUTION NO. 17-LCRA-10282
PRESENTED TO THE BOARD DECEMBER 19, 2017**

TO: LCRA BOARD OF COMMISSIONERS
OTIS WILLIAMS, EXECUTIVE DIRECTOR

FROM: DALE RUTHSATZ

RE: RESOLUTION DESIGNATING SOLIRE I, LLC AS REDEVELOPER OF THE
PROPERTY AT 4724-4802 DELMAR BLVD. LOCATED IN THE TAYLOR
AVE./DELMAR BLVD./PAGE BLVD./KINGSHIGHWAY BLVD.
REDEVELOPMENT AREA AND APPROVING ENTERING INTO
REDEVELOPMENT AGREEMENT (2130P1) (**ALDERMAN TERRY
KENNEDY/18TH WARD**)

EXECUTIVE SUMMARY:

This Resolution designates Solire I, LLC as Redeveloper ("Redeveloper") of the property located at 4724-4802 Delmar Blvd. in the Taylor Ave./Delmar Blvd./Page Blvd./Kingshighway Blvd. Redevelopment Area (the "Area") and approves entering into a Redevelopment Agreement.

BACKGROUND:

The Plan for the Area ("Plan") was approved July 18, 2017 by Ordinance # 70587 by the Board of Alderman. The LCRA Board approved advertising for proposals for the Area and ads were placed in the *St. Louis Daily Record* on June 3 and June 10, 2017.

Redeveloper submitted a proposal dated August 29, 2017 for the development of residential uses, including a Non-Collusive Affidavit, and submitted a redeveloper's fee of \$1,000.

Redeveloper proposes construction of the 161 unit Solire Apartments (112 units in Phase I and 49 units in Phase 2). The work force units will be in 3-4 story buildings and will each have between 384 sq. ft. and 768 sq. ft. Initially there will be surface parking, but Phase 2 will include a two level 144 space parking garage. Ordinance # 70587 authorizes 10-year tax abatement based on 80% of the assessed value of the incremental improvements. The overall cost of Phase I is approximately \$11 million. The rent will range between \$1.81 and \$2.20/ sq. ft.

REQUESTED ACTION:

Designation of Redeveloper as redeveloper of the property at 4724-4802 Delmar Blvd ("Property") in the Area (see Exhibit "A" for Legal Description) and approval of entering into a Redevelopment Agreement therewith.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Land Clearance for Redevelopment Authority, that:

1. Redeveloper is hereby designated and selected as the redeveloper of the Property (see Exhibit "A") located in the Area.
2. The Executive Director of the LCRA is hereby authorized and directed to negotiate and execute a Redevelopment Agreement, which provides for ten-year tax abatement based on 80% of the assessed value of the incremental improvements after execution thereof by Redeveloper provided that the LCRA shall have notified the St. Louis Board of Aldermen of its intent to enter into such Redevelopment Agreement not less than thirty (30) days prior to doing so, and that the Board of Aldermen will have approved an Ordinance blighting the Area and approving a Redevelopment Plan for the Area. The Redevelopment Agreement must be executed by the designated redeveloper, or a related entity approved by the Executive Director of the LCRA, and delivered to the LCRA within 60 days of the initial transmittal of the Redevelopment Agreement by the LCRA is hereby authorized, in his sole and absolute discretion to grant any designated Redeveloper an extension in writing not to exceed an additional 30 days, provided the Executive Director finds there is good cause for delay.
3. The Executive Director, officers, agents, attorneys and employees of the LCRA are hereby authorized to take actions, consistent with this Resolution, necessary and appropriate to implement the intent of this Resolution.
4. This resolution shall take effect and be in full force immediately after its passage and approval by the Board of Commissioners of the LCRA.

ADOPTED this 19th day of December, 2017.

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF ST. LOUIS

(SEAL)

By: _____
Assistant Secretary

ATTEST:

Assistant Secretary



From: rverilli <rverilli@aol.com>
To: bob.e.saur <bob.e.saur@gmail.com>
Subject: Fwd: Support
Date: Tue, Aug 8, 2017 2:32 pm

Bob,
FYI, from Terry Kennedy.
Ron

Ronald Verrilli
Verrilli Real Estate Advisors, LLC
167 Lamp & Lantern Village
Suite 172
Chesterfield, MO 63017
rverilli@aol.com
www.verrillillc.com
314-616-0274
Please note, my new email address is rverilli80@gmail.com

—Original Message—

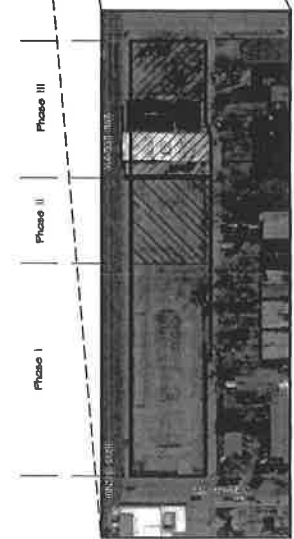
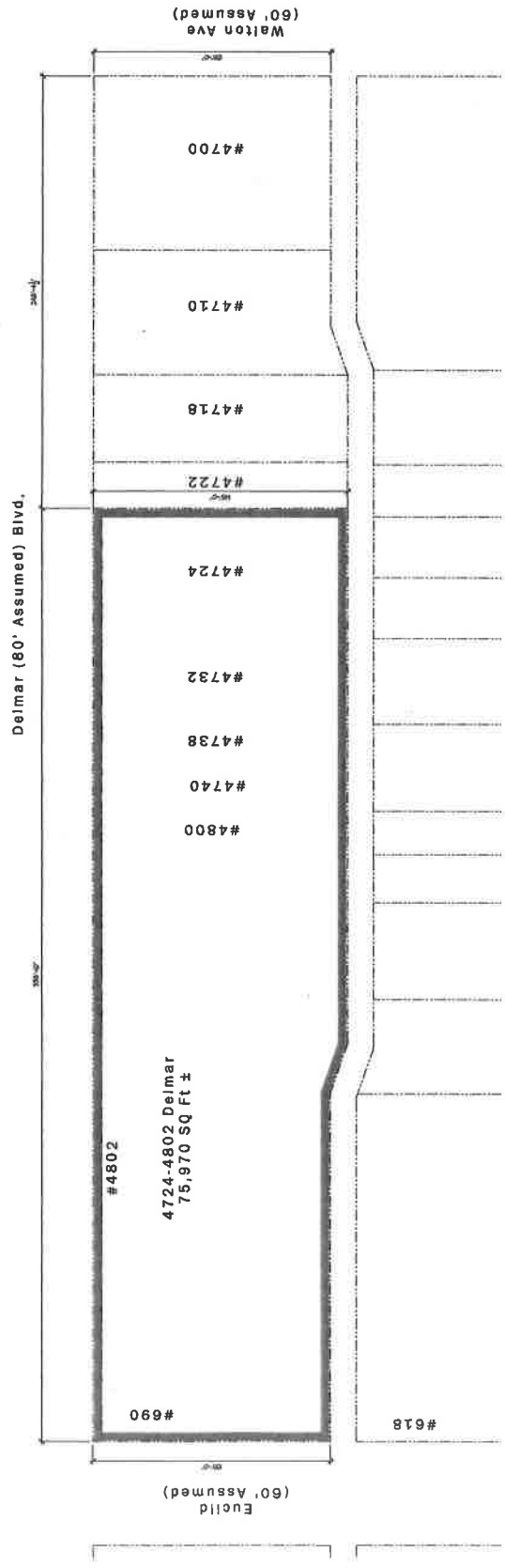
From: Terry Kennedy <tkennedy18@sbcglobal.net>
To: Dale Ruthsatz <ruthsatzd@stlouis-mo.gov>
Sent: Tue, Aug 8, 2017 1:52 pm
Subject: Support

Greetings:

I support the efforts of Mr. Ron Verrilli to development property at 4724-4802 Delmar. It is my understanding they plan to build new apartments at this location. I support 10 year tax abatement for this project. Mr. Verrilli can be reached at rverilli@aol.com. Phone number 314 616-0274

Architectural Site Plan

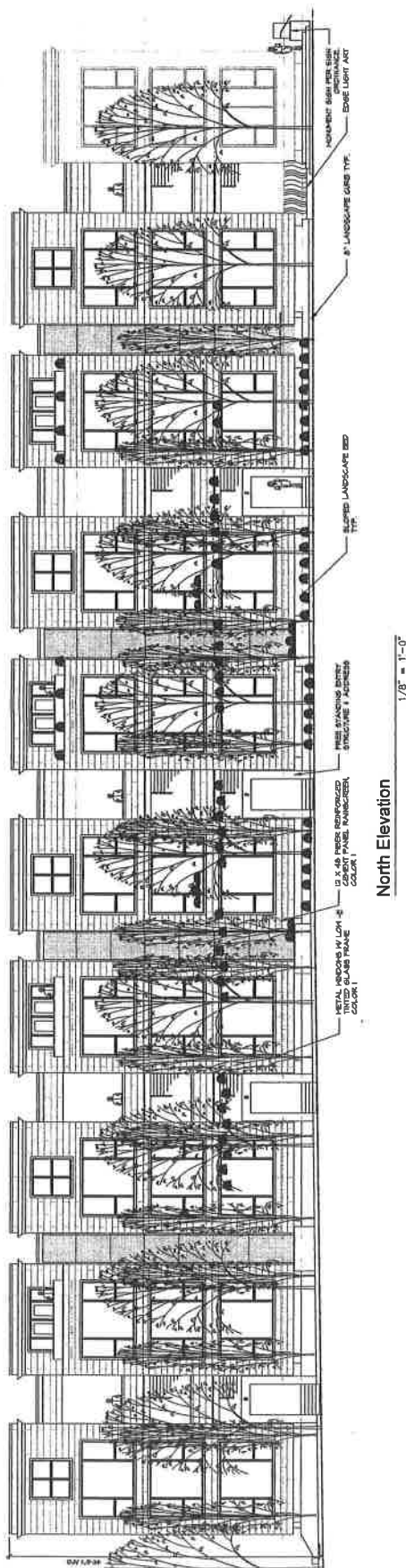
SHEET A1.1 OF	Revisions	Date: 6-28-2017	Millennial Housing 880 Euclid Ave. (TBA) St. Louis City, Missouri
	Solire Apartments		
CEDC CIVIL ENGINEERING 11000 Chippewa Road Suite 100 St. Louis, Missouri 63116 Phone: 314.734.1200 Fax: 314.734.1201 www.cedc.com		Stewart, Schenberg & Turner Architects 11000 Chippewa Road Suite 100 St. Louis, Missouri 63116 Phone: 314.734.1200 Fax: 314.734.1201 www.stsarch.com	
PRELIMINARY NOT FOR CONSTRUCTION			



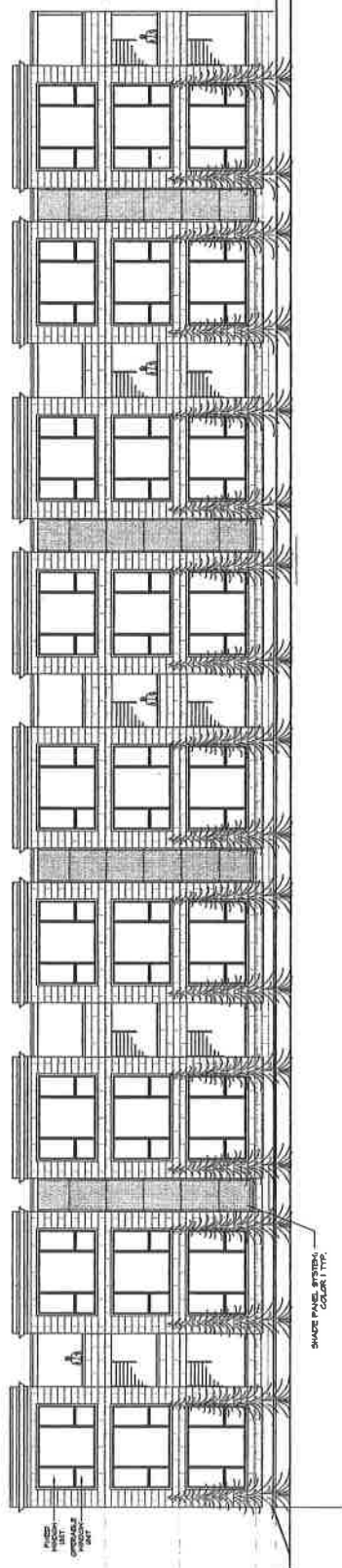
Site Locator Map
No Scale

Exterior Elevations

FILE: 1524.01.17
PROGRESS SET



North Elevation

$$\frac{1}{8"} = 1'-0"$$


South Elevation

$$\frac{1}{8^\circ} = 1^\circ - 0^\circ$$

PRELIMINARY
NOT FOR
CONSTRUCTION

Stewart, Schenberg & Turner/Architects, LLC
15000 N. 15th Avenue, Suite 100
St. Louis, MO 63141
Phone: 314.733.1111
Fax: 314.733.1112
www.stewart-schenberg-turner.com



CEDC
CIVIL ENGINEERING
ARCHITECTURAL CONSULTANTS
15000 N. 15th Avenue, Suite 100
St. Louis, MO 63141
Phone: 314.733.1111
Fax: 314.733.1112
www.stewart-schenberg-turner.com

St. Louis Housing
690 Euclid Ave. (TBA)
St. Louis City, Missouri

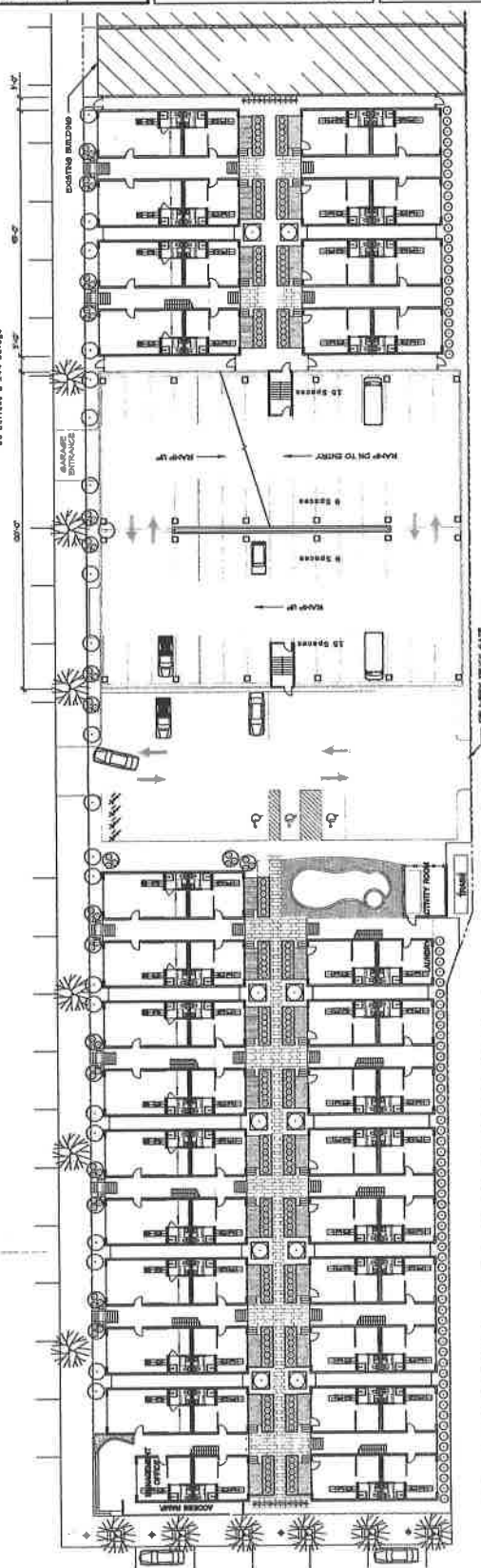
Project: Solire Apartments
Date: 6-28-2017
Revisions:

SHEET
A1.4
OF

Architectural Site Plan

PERMIT/CONSTRUCTION SET FILE: 1524.01.17
PROGRESS SET

PHASE II
13 Units - 108 Gross Sq. Ft.
14 Units - 108 Gross Sq. Ft.
85 Units - 450 Gross Sq. Ft.
73 Units - 354 Gross Sq. Ft.
174 Parking Spaces
80 Storage & 140 Storage



Architectural Site Plan Ph. II



**RESOLUTION NO. 17-LCRA-10283
PRESENTED TO THE BOARD DECEMBER 19, 2017**

TO: LCRA BOARD OF COMMISSIONERS
OTIS WILLIAMS, EXECUTIVE DIRECTOR

FROM: DALE RUTHSATZ

RE: RESOLUTION RESCINDING RESOLUTION 99-LCRA-6614, DESIGNATING VANDEVENTER PLACE, LP AS REDEVELOPER OF ALL THE PROPERTY LOCATED IN THE DR. MARTIN LUTHER KING / PENDLETON / EVANS REDEVELOPMENT AREA AND APPROVING ENTERING INTO REDEVELOPMENT AGREEMENT (9055P2) (**ALDERMAN SAMUEL MOORE / 4TH WARD**)

EXECUTIVE SUMMARY:

This Resolution rescinds Resolution 99-LCRA-6614, designates Vandeventer Place, LP as Redeveloper ("Redeveloper") of all the property located in the Dr. Martin Luther King / Pendleton / Evans Redevelopment Area (the "Area") and approves entering into a Redevelopment Agreement.

BACKGROUND:

The Plan for the Area ("Plan") was approved by February 23, 1999 by Ordinance # 64601 by the Board of Alderman. The LCRA Board approved advertising for proposals for the Area and ads were placed in the *St. Louis Post Dispatch*.

By Resolution 99-LCRA-6614 approved August 24, 1999 this Board designated Greater Ville Historic Redevelopment Corporation ("Greater Ville") as Redeveloper of the Area, but Greater Ville did not ever redevelop the Area.

Redeveloper submitted a proposal dated November 28, 2017 for the development of a senior facility, including a Non-Collusive Affidavit.

Redeveloper proposes constructing a 45,000 sq. ft. facility containing 54 units for low income seniors at 1400 Pendleton Ave. the total cost of approximately \$ 9.9 million. Ordinance #64601 authorizes 10 - year tax abatement. This project is approved for Low Income Housing Tax Credits (LIHTC).

REQUESTED ACTION:

Rescinding Resolution 99-LCRA-6614, designating Redeveloper as redeveloper of all property in the Area (see Exhibit "A" for Legal Description) and approving entering into a Redevelopment Agreement therewith.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Land Clearance for Redevelopment Authority, that:

1. Resolution 99-LCRA-6614 approved August 24, 1999 is hereby rescinded.
2. Redeveloper is hereby designated and selected as the redeveloper of all the property. (see Exhibit "A") located in the Area.
3. The Executive Director of the LCRA is hereby authorized and directed to negotiate and execute a Redevelopment Agreement, which provides for ten year tax abatement, after execution thereof by Redeveloper provided that the LCRA shall have notified the St. Louis Board of Aldermen of its intent to enter into such Redevelopment Agreement not less than thirty (30) days prior to doing so. The Redevelopment Agreement must be executed by the designated redeveloper, or a related entity approved by the Executive Director of the LCRA, and delivered to the LCRA within 60 days of the initial transmittal of the Redevelopment Agreement by the LCRA is hereby authorized, in his sole and absolute discretion to grant any designated Redeveloper an extension in writing not to exceed an additional 30 days, provided the Executive Director finds there is good cause for delay.
4. The Executive Director, officers, agents, attorneys and employees of the LCRA are hereby authorized to take actions, consistent with this Resolution, necessary and appropriate to implement the intent of this Resolution.
5. This resolution shall take effect and be in full force immediately after its passage and approval by the Board of Commissioners of the LCRA.

ADOPTED this 19th day of December, 2017.

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF ST. LOUIS

(SEAL)

By: _____
Assistant Secretary

ATTEST:

Assistant Secretary

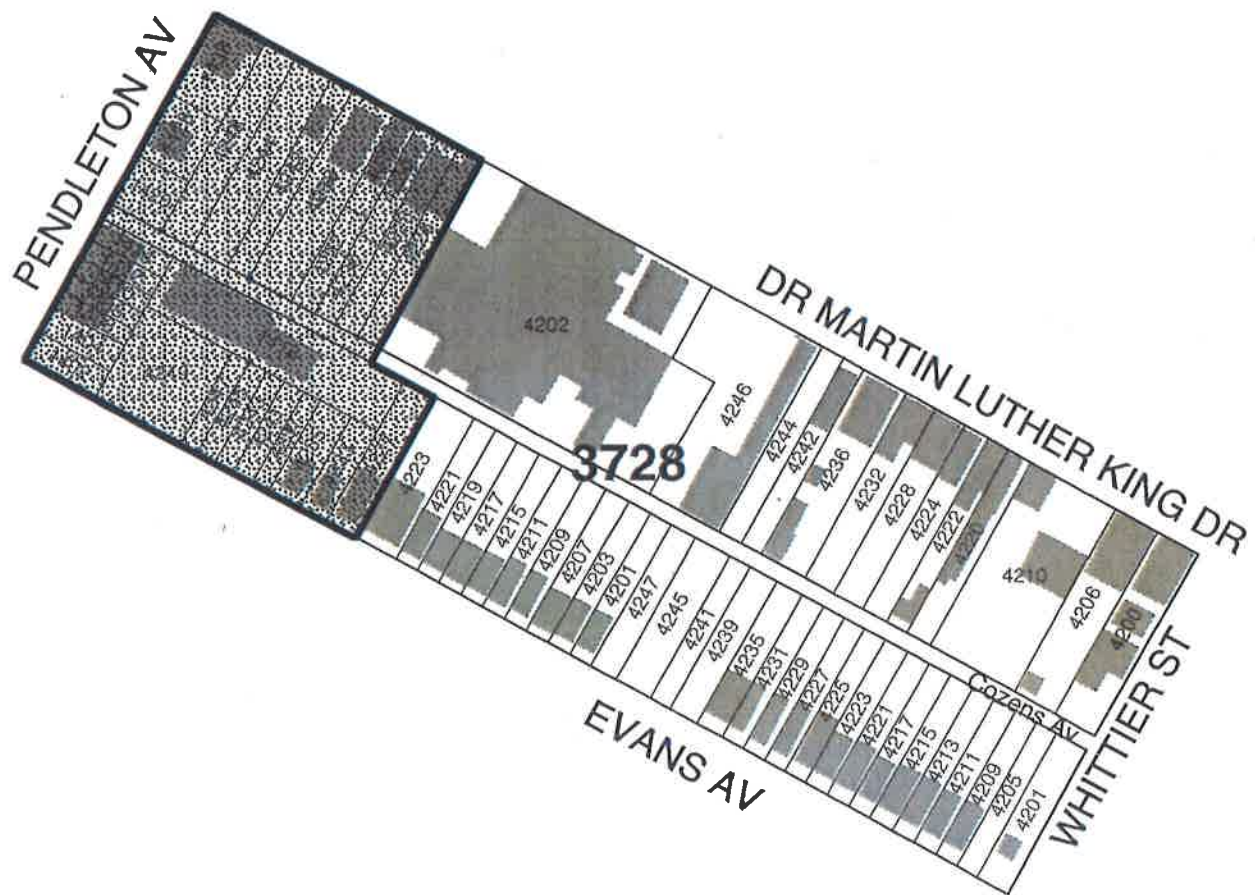


EXHIBIT B

Project Area Plan

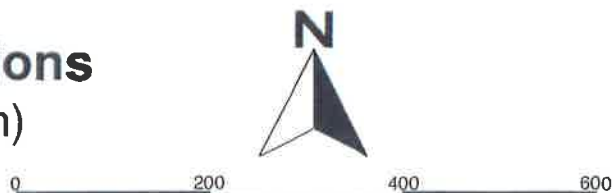
Dr. Martin Luther King Dr / Pendleton / Evans

Existing Uses & Conditions

 Residential (poor condition)

 Project Area Boundary

 City Block Number



SCALE 1 inch = 200 feet



**NORTH ELEVATION RENDERING -
DR MARTIN LUTHER KING DRIVE**

$$\underline{1/16'' = 1'-0''}$$


WEST ELEVATION RENDERING -
PENDLETON AVENUE

 $1/16" = 1'-0"$

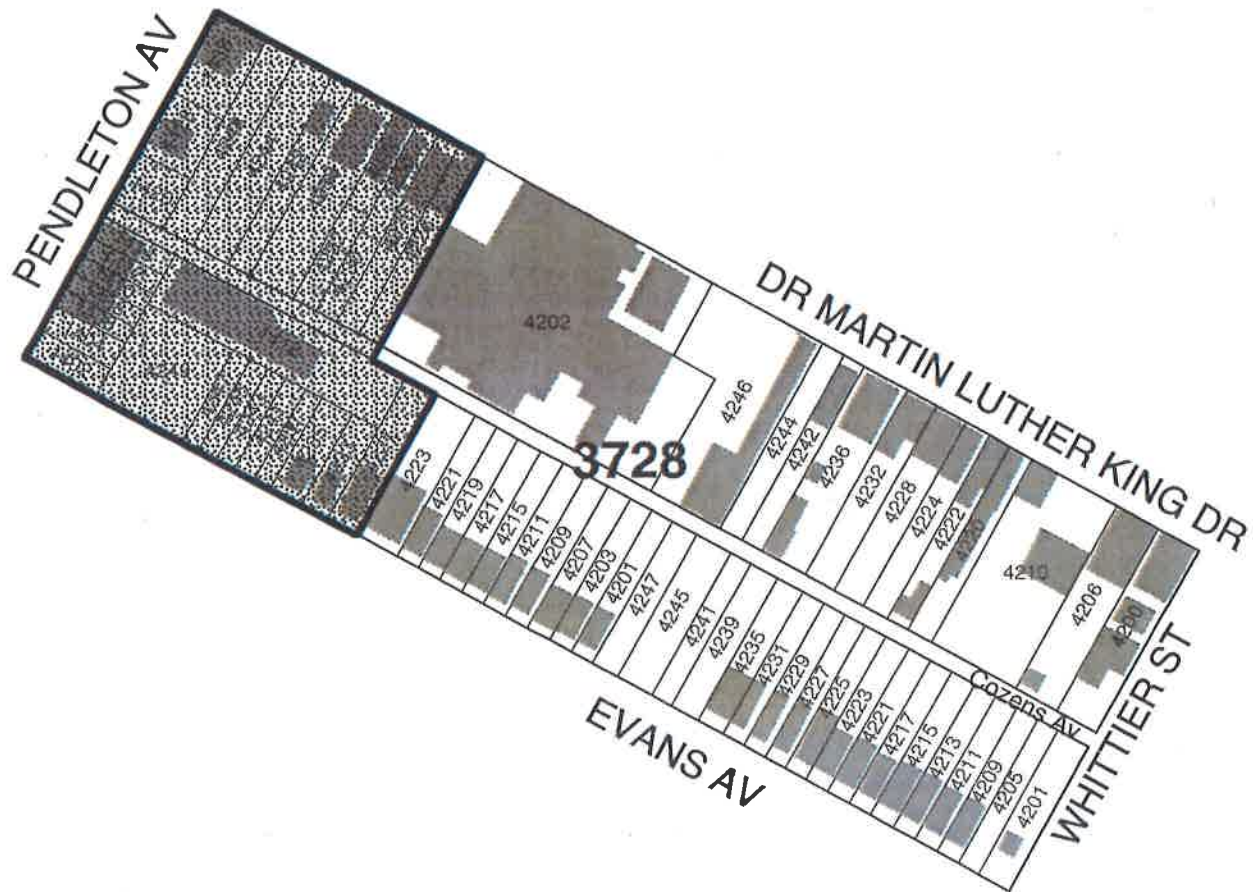


EXHIBIT B

Project Area Plan

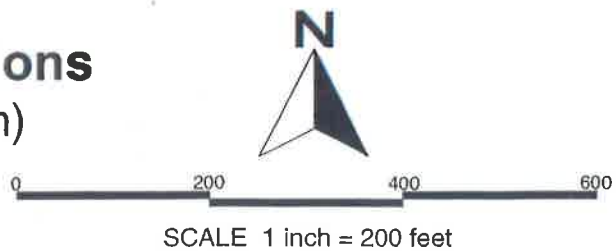
Dr. Martin Luther King Dr / Pendleton / Evans

Existing Uses & Conditions

Residential (poor condition)

Project Area Boundary

City Block Number



**RESOLUTION NO. 17-LCRA-10284
PRESENTED TO THE BOARD DECEMBER 19, 2017**

TO: LCRA BOARD OF COMMISSIONERS
OTIS WILLIAMS, EXECUTIVE DIRECTOR

FROM: DALE RUTHSATZ

RE: RESOLUTION DESIGNATING MENDENHALL PARTNERSHIP LLC AS
REDEVELOPER OF 2315-21 LOCUST ST. LOCATED IN THE LOCUST ST./
JEFFERSON AVE. REDEVELOPMENT AREA AND APPROVING ENTERING
INTO REDEVELOPMENT AGREEMENT (2249P1) (ALDERWOMAN
CHRISTINE INGRASSIA - 6TH WARD)

EXECUTIVE SUMMARY:

This Resolution designates Mendenhall Partnership LLC as Redeveloper ("Redeveloper") of 2315-21 Locust St. located in the Locust St./Jefferson Ave. Redevelopment Area (the "Area") and approves entering into a Redevelopment Agreement.

BACKGROUND:

The Plan for the Area ("Plan") was approved by Resolution 17-LCRA-10267 and Board Bill No. 220 is being considered by the Board of Aldermen. The LCRA Board approved advertising for proposals for the Area and ads were placed in the *St. Louis Daily Record* on October 11 and October 18, 2017.

Redeveloper submitted a proposal dated October 3, 2017 for the development of commercial uses, including a Non-Collusive Affidavit and submitted a redeveloper's fee of \$1,000.

Redeveloper proposes rehabilitation of a 52,000 sq. ft. four-story unoccupied commercial building using Historic Tax Credits at the total cost of approximately \$6.5 million. The rehabilitated building will be used for retail and office use. Resolution 17-LCRA-10267 recommended a ten year tax abatement based on 90% of the assessed value of the incremental improvements.

REQUESTED ACTION:

Designation of Redeveloper as redeveloper of the property at 2315-21 Locust St. in the Area (see Exhibit "A" for Legal Description) and approval of entering into a Redevelopment Agreement therewith.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Land Clearance for Redevelopment Authority, that:

1. Redeveloper is hereby designated and selected as the redeveloper of 2315-21 Locust St. (see Exhibit "A") located in the Locust St. / Jefferson Ave Area.

2. The Executive Director of the LCRA is hereby authorized and directed to negotiate and execute a Redevelopment Agreement, which provides for ten year tax abatement, based on 90% of the assessed value of the incremental improvements, after execution thereof by Redeveloper provided that the LCRA shall have notified the St. Louis Board of Aldermen of its intent to enter into such Redevelopment Agreement not less than thirty (30) days prior to doing so, and that the Board of Aldermen will have approved an Ordinance blighting the Area and approving a Redevelopment Plan for the Area. The Redevelopment Agreement must be executed by the designated redeveloper, or a related entity approved by the Executive Director of the LCRA, and delivered to the LCRA within 60 days of the initial transmittal of the Redevelopment Agreement by the LCRA is hereby authorized, in his sole and absolute discretion to grant any designated Redeveloper an extension in writing not to exceed an additional 30 days, provided the Executive Director finds there is good cause for delay.
3. The Executive Director, officers, agents, attorneys and employees of the LCRA are hereby authorized to take actions, consistent with this Resolution, necessary and appropriate to implement the intent of this Resolution.
4. This resolution shall take effect and be in full force immediately after its passage and approval by the Board of Commissioners of the LCRA.

ADOPTED this 19th day of December, 2017.

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF ST. LOUIS

(SEAL)

By: _____
Assistant Secretary

ATTEST:

Assistant Secretary

FACT SHEET

Property Address: 2315-21 LOCUST ST

Aldermen/Alderwoman: CHRISTINE INGRASSISIA

Ward: 6th

Neighborhood: LOCUST ST./JEFFERSON AVE.

Prospective Developer: MENDENHALL PARTNERSHIP LLC

Residential Market Analysis: _____

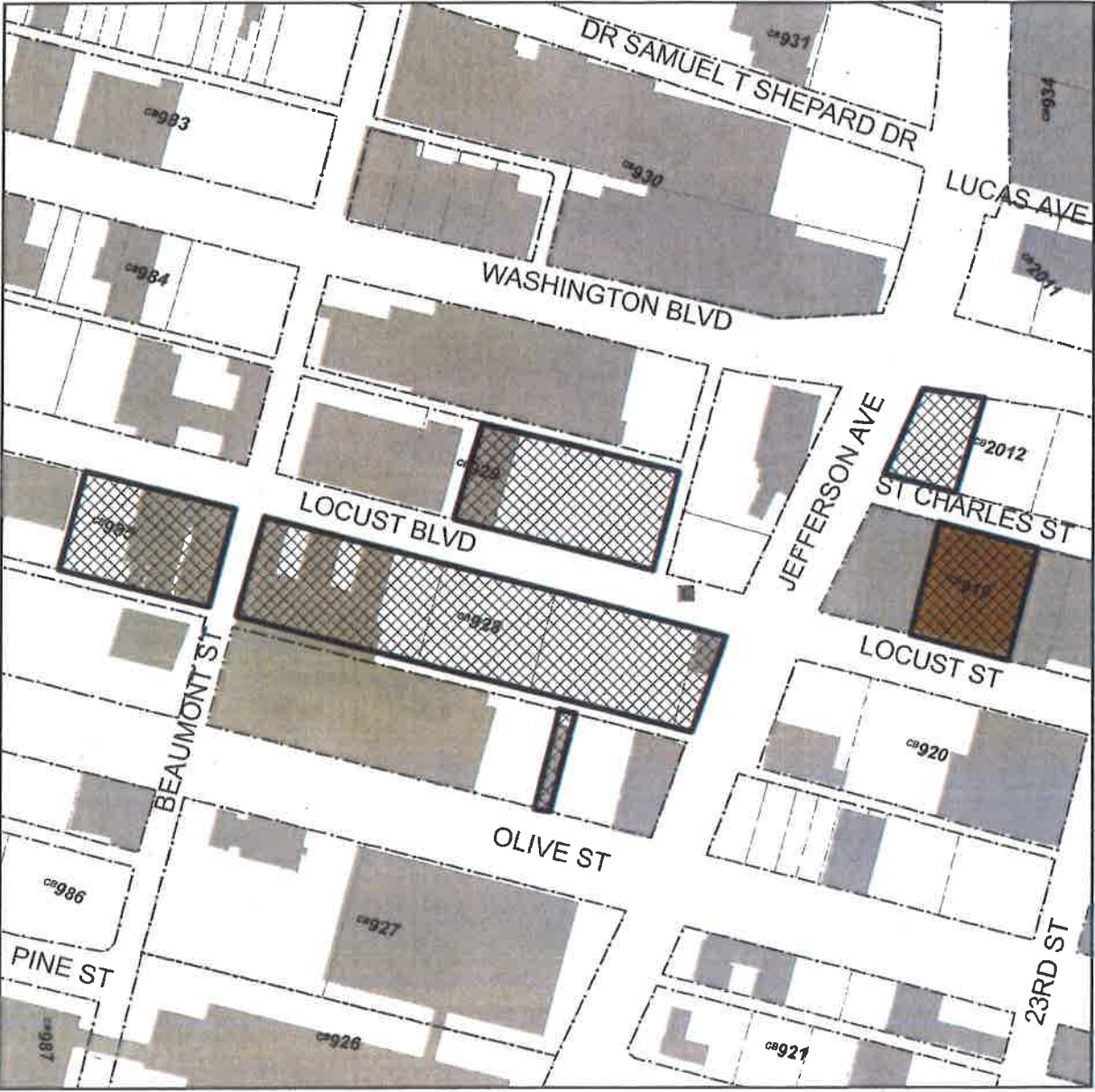
Property Is: occupied X unoccupied

Eminent Domain: was requested X was not requested

Current Assessed Value of Property: \$ _____

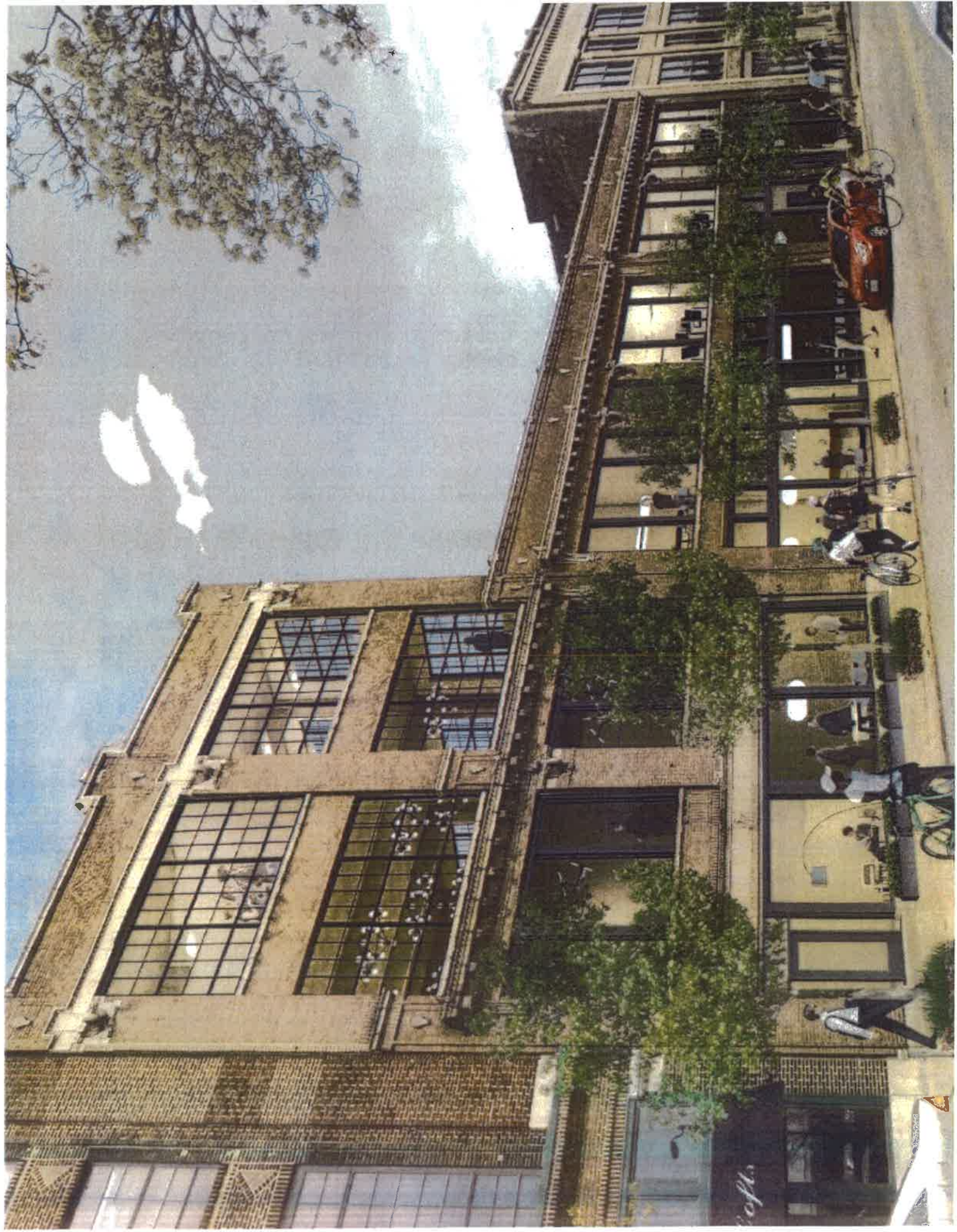
Other Comments: Redeveloper proposes rehabilitation of a 52,000 sq. ft. four-story unoccupied commercial building using Historic Tax Credits at the total cost of approximately \$6.5 million. The rehabilitated building will be used for retail and office use. Resolution 17-LCRA-10267 recommended a ten year tax abatement based on 90% of the assessed value of the incremental improvements.

EXHIBIT "B"



- Project Area Boundary
- Buildings
- cb1234 City Block Number









RESOLUTION NO. 17-LCRA-10285
PRESENTED TO THE BOARD DECEMBER 19, 2017

TO: LCRA BOARD OF COMMISSIONERS
OTIS WILLIAMS, EXECUTIVE DIRECTOR

FROM: ZACHARY WILSON

RE: RESOLUTION DECLARING THE 701-705 NORTH 1ST ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 701-705 NORTH 1ST ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2258) (ALDERMAN JACK COATAR– 7TH WARD)

EXECUTIVE SUMMARY:

The 701-705 North 1st St. Area (“the Area”) more fully described in Attachment “A” attached hereto and incorporated herein by reference, consists of a commercial building in an area approximating a total of 0.39 acres in the Downtown neighborhood. The Area is in the Market Type-B Category of the January 2014 St. Louis Market Value Analysis (MVA). This resolution approves the blighting of the Area, approves a Blighting Study and Plan dated December 19, 2017, attached hereto and incorporated herein by reference as Attachment "B" (the "Plan"), which includes no use of eminent domain, 10-year tax abatement based on 95% of the assessed value of the incremental improvements and a sustainability impact statement and authorizes the advertisement for redevelopers of the Area. The Strategic Land Use Plan of the City of St. Louis as amended December 6, 2016 designates this as a Neighborhood Preservation Area.

BACKGROUND:

Condition of Property: Fair
Property Owner: Peper Lofts LLC
Prospective Redeveloper: Advantes Development Group

The project consists of the renovation of a commercial building in the Downtown neighborhood. The prospective redeveloper is acquiring the property for \$1,800,000 and plans on renovating the building for the approximate cost of \$8,530,000. The redeveloper plans to utilize private funds for this project. The property will have office space and 52 residential units. Alderman Coatar wishes to support this project and the staff supports 10-year tax abatement based on 95% of the assessed value of the incremental improvements.

REQUESTED ACTION:

Declaration of the Area as “blighted”, as defined in Section 99.320, R.S. Mo., (2000) as amended, approval of the Plan, and authorization to advertise for redevelopers pursuant to Section 99.450, R.S. Mo., as amended.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of the City of St. Louis as follows:

1. The Area is hereby found to be a blighted area in need of redevelopment pursuant to the Land Clearance for Redevelopment Authority Law, Section 99.320 to 99.700, R.S. Mo. (2000) as amended.
2. The Plan is hereby approved with 10-year tax abatement based on 95% of the assessed value of the incremental improvements and no provision for eminent domain.
3. The Executive Director of the LCRA is hereby authorized and directed to submit the Plan to the Planning Commission for its review and recommendation and to the Board of Aldermen for its approval.
4. The Executive Director of the LCRA is hereby directed to prepare for this Board, for its review and approval, all documents required to be approved to carry out the terms and intent of this Resolution.
5. The Executive Director of the LCRA is hereby further authorized and directed to place advertisements for proposals for the development of any portion of, or all of the property included in the Plan as required by Section 99.450 (2) R.S. Mo. (2000) as amended.
6. All proposals which are received in response to said advertisements shall be reviewed and presented to this Board with the recommendation of the Executive Director of the LCRA.
7. The Executive Director of the LCRA is hereby further authorized and directed to take any and all other necessary and proper actions to effectuate the intent of this Resolution and to carry out the Plan, including assistance by the LCRA in financing by means of public loans or grants, issuance of revenue bonds, or such other financing as is permitted by law, after securing all necessary approvals from this Board, the Board of Aldermen, and any and all other appropriate governmental agencies.

ADOPTED this 19th day of December, 2017

(SEAL)

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF ST. LOUIS
MISSOURI

By: _____

Title: Assistant Secretary

ATTEST:

Assistant Secretary

FACT SHEET

Property Address: 701-705 North 1st St.

Alderman: COATAR

Ward: 7th

Neighborhood: Downtown

Prospective Developer: Advantes Development Group

Residential Market Analysis: B

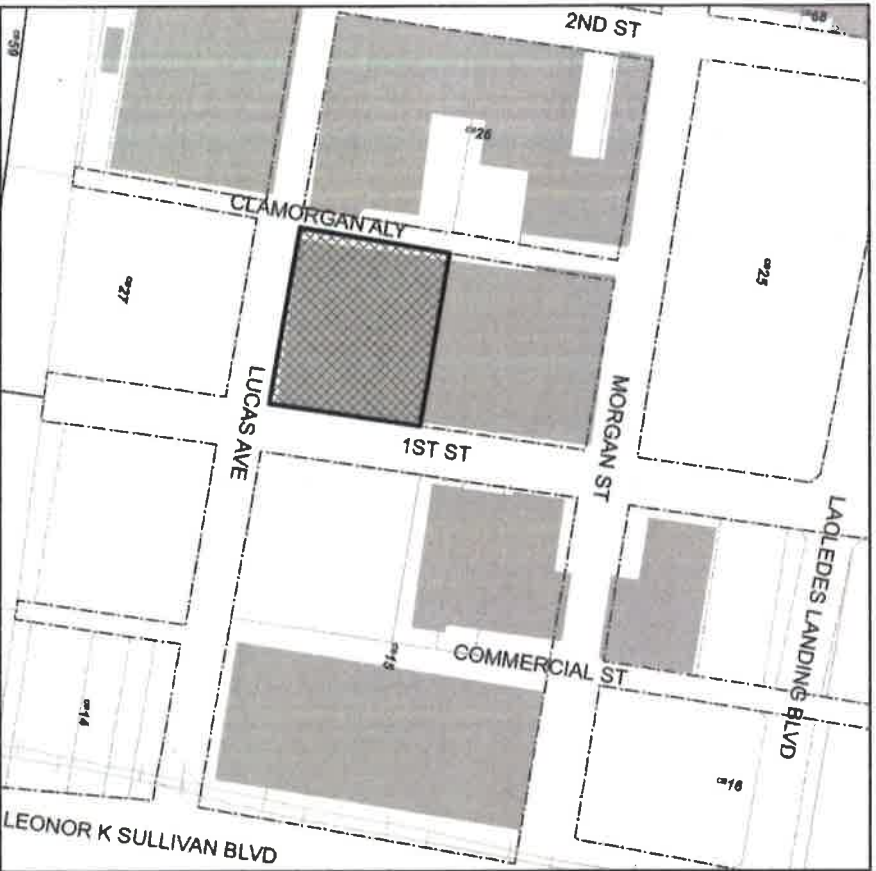
Property Is: occupied ☐ X unoccupied

Eminent Domain: was requested ☐ X was not requested

Current Assessed Value of Property: \$416,000

Other Comments: The project consists of the renovation of a commercial building in the Downtown neighborhood. The prospective redeveloper is acquiring the property for \$1,800,000 and plans on renovating the building for the approximate cost of \$8,530,000. The redeveloper plans to utilize private funds for this project. The property will have office space and 52 residential units. Alderman Coatar wishes to support this project and the staff supports 10-year tax abatement based on 95% of the assessed value of the incremental improvements.

701-705 North 1st St.





John J. Coatar
Alderman, 7th Ward

BOARD OF ALDERMEN
CITY OF SAINT LOUIS
MISSOURI

COMMITTEES
Public Safety
Streets, Traffic & Refuse
Housing, Urban Development & Zoning
Public Employees

November 15, 2017

Dale Ruthsatz
St. Louis Development Corporation
1520 Market Street - Suite 2000
Saint Louis Mo. 63103

Re: 701 North First Street tax abatement

Dear Mr. Ruthsatz:

I am in support of the project for the above-mentioned location, and would like to provide up to fifteen (15) years of tax abatement as an incentive. It is my understanding that this project will be transformative for Laclede's Landing and downtown. Therefore, I am requesting that you initiate procedures to provide this benefit.

Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "John Coatar".

John Coatar
Alderman, 7th Ward

JC/tj

**RESOLUTION NO. 17-LCRA-10286
PRESENTED TO THE BOARD DECEMBER 19, 2017**

TO: LCRA BOARD OF COMMISSIONERS
OTIS WILLIAMS, EXECUTIVE DIRECTOR

FROM: ZACHARY WILSON

RE: RESOLUTION DECLARING THE FOREST PARK SOUTHEAST SCATTERED SITES V AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE FOREST PARK SCATTERED SITES V AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2259) (ALDERMAN JOSEPH RODDY- 17TH WARD)

EXECUTIVE SUMMARY:

The Forest Park Southeast Scattered Sites V Area ("the Area") more fully described in Attachment "A" attached hereto and incorporated herein by reference, consists of vacant lots and unoccupied houses in an area approximating a total of 10.44 acres in the Forest Park Southeast neighborhood. The Area is in the Market Type-G Category of the January 2014 St. Louis Market Value Analysis (MVA). This resolution approves the blighting of the Area, approves a Blighting Study and Plan dated December 19, 2017, attached hereto and incorporated herein by reference as Attachment "B" (the "Plan"), which includes no use of eminent domain, 10-year tax abatement based on 65% of the assessed value of the incremental improvements and a sustainability impact statement and authorizes the advertisement for redevelopers of the Area. The Strategic Land Use Plan of the City of St. Louis as amended December 6, 2016 designates this as a Neighborhood Preservation Area.

BACKGROUND:

Condition of Property:	Poor houses and Vacant Lots
Property Owner:	Various Owners
Prospective Redeveloper:	Unify Grove Development LLC

The project consists of the demolition of the unoccupied houses and the construction of new homes in the Forest Park Southeast neighborhood. The prospective redeveloper is acquiring the properties for \$358,000 and plans on building 52 Single family homes and possibly 12 townhomes for the approximate cost of \$17,000,000. The redeveloper plans to utilize private funds for this project. The single-family homes will be marketed for approximately \$390,000 each. Alderman Roddy wishes to support this project and the staff supports 10-year tax abatement based on 65% of the assessed value of the incremental improvements.

REQUESTED ACTION:

Declaration of the Area as "blighted", as defined in Section 99.320, R.S. Mo., (2000) as amended, approval of the Plan, and authorization to advertise for redevelopers pursuant to Section 99.450, R.S. Mo., as amended.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of the City of St. Louis as follows:

1. The Area is hereby found to be a blighted area in need of redevelopment pursuant to the Land Clearance for Redevelopment Authority Law, Section 99.320 to 99.700, R.S. Mo. (2000) as amended.
2. The Plan is hereby approved with 10-year tax abatement based on 65% of the assessed value of the incremental improvements and no provision for eminent domain.
3. The Executive Director of the LCRA is hereby authorized and directed to submit the Plan to the Planning Commission for its review and recommendation and to the Board of Aldermen for its approval.
4. The Executive Director of the LCRA is hereby directed to prepare for this Board, for its review and approval, all documents required to be approved to carry out the terms and intent of this Resolution.
5. The Executive Director of the LCRA is hereby further authorized and directed to place advertisements for proposals for the development of any portion of, or all of the property included in the Plan as required by Section 99.450 (2) R.S. Mo. (2000) as amended.
6. All proposals which are received in response to said advertisements shall be reviewed and presented to this Board with the recommendation of the Executive Director of the LCRA.
7. The Executive Director of the LCRA is hereby further authorized and directed to take any and all other necessary and proper actions to effectuate the intent of this Resolution and to carry out the Plan, including assistance by the LCRA in financing by means of public loans or grants, issuance of revenue bonds, or such other financing as is permitted by law, after securing all necessary approvals from this Board, the Board of Aldermen, and any and all other appropriate governmental agencies.

ADOPTED this 19th day of December, 2017

(SEAL)

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF ST. LOUIS
MISSOURI

By: _____

Title: Assistant Secretary

ATTEST:

Assistant Secretary

FACT SHEET

Property Address: FOREST PARK SOUTHEAST SCATTERED SITES V

Alderman: Roddy

Ward: 17th

Neighborhood: Forest Park Southeast

Prospective Developer: Unify Grove Development LLC

Residential Market Analysis: G

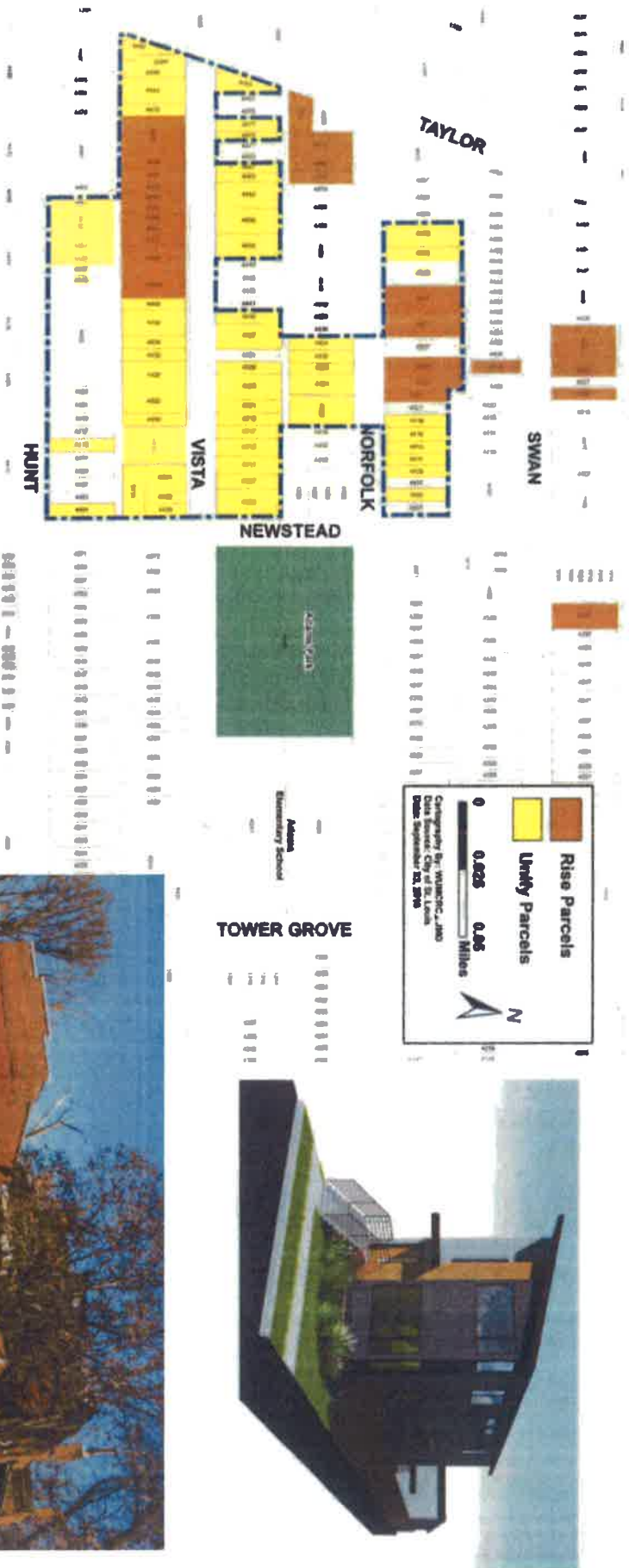
Property Is: occupied X unoccupied

Eminent Domain: was requested X was not requested

Current Assessed Value of Property: estimated- (land-\$91,350) (total-\$166,920)

Other Comments: The project consists of the demolition of the unoccupied houses and the construction of new homes in the Forest Park Southeast neighborhood. The prospective redeveloper is acquiring the properties for \$358,000 and plans on building 52 Single family homes and possibly 12 townhomes for the approximate cost of \$17,000,000. The redeveloper plans to utilize private funds for this project. The single-family homes will be marketed for approximately \$390,000 each. Alderman Roddy wishes to support this project and the staff supports 10-year tax abatement based on 65% of the assessed value of the incremental improvements.

Forest Park Southeast Scattered Sites V





BOARD OF ALDERMEN
CITY OF SAINT LOUIS
MISSOURI

Joseph D. Roddy
ALDERMAN

17th Ward

November 5, 2017

Mr. Dale Ruthsatz
SLDC
1520 Market Street, Suite 2000
St. Louis, MO

RE: The View at Newstead — 10 years Tax Abatement

Dear Mr. Ruthsatz:

I am writing to lend my full support of the application by Chris Hulse with Unify Grove, LLC for 10 years of Tax Abatement for The View at Newstead (4400 and 4401 Vista) residential development project located in the Grove neighborhood, east of Taylor, South of Swan, west of Newstead, and north of Hunt.

Park Central Development Corporation is also in support of this project.

If you have any questions, please call Susan Anderson at 535-5311.

Sincerely,

A handwritten signature in cursive script that reads "Joseph D. Roddy".

Joseph D. Roddy
Alderman, 17th Ward

**RESOLUTION NO. 17-LCRA-10287
PRESENTED TO THE BOARD DECEMBER 19, 2017**

TO: LCRA BOARD OF COMMISSIONERS
OTIS WILLIAMS, EXECUTIVE DIRECTOR

FROM: ZACHARY WILSON

RE: RESOLUTION DECLARING THE 3450 OREGON AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3450 OREGON AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2257) (ALDERWOMAN CARA SPENCER– 20TH WARD)

EXECUTIVE SUMMARY:

The 3450 Oregon Ave. Area (“the Area”) more fully described in Attachment “A” attached hereto and incorporated herein by reference, consists of a single-family residence in an area approximating a total of 0.07 acres in the Gravois Park Neighborhood. The Area is in the Market Type-F Category of the January 2014 St. Louis Market Value Analysis (MVA). “F” markets also have below average home sale prices in St. Louis. This resolution approves the blighting of the Area, approves a Blighting Study and Plan dated December 19, 2017, attached hereto and incorporated herein by reference as Attachment “B” (the “Plan”), which includes no use of eminent domain, 10-year tax abatement based on 90% of the assessed value of the incremental improvements and a sustainability impact statement and authorizes the advertisement for redevelopers of the Area. The Strategic Land Use Plan of the City of St. Louis as amended December 6, 2016 designates this as a Neighborhood Preservation Area.

BACKGROUND:

Condition of Property:	Fair
Property Owner:	3442 California LLC
Prospective Redeveloper:	Erika Johnson

The project consists of the renovation of an existing single-family residence in the Gravois Park neighborhood. The prospective redeveloper is acquiring the property for \$21,500 and plans on renovating the residence for the approximate cost of \$110,000. The redeveloper plans to utilize private funds for this project. The property will be marketed for \$169,500. Alderwoman Spencer wishes to support this project and the staff supports 10-year tax abatement based on 90% of the assessed value of the incremental improvements.

REQUESTED ACTION:

Declaration of the Area as “blighted”, as defined in Section 99.320, R.S. Mo., (2000) as amended, approval of the Plan, and authorization to advertise for redevelopers pursuant to Section 99.450, R.S. Mo., as amended.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of the City of St. Louis as follows:

1. The Area is hereby found to be a blighted area in need of redevelopment pursuant to the Land Clearance for Redevelopment Authority Law, Section 99.320 to 99.700, R.S. Mo. (2000) as amended.
2. The Plan is hereby approved with 10-year tax abatement based on 90% of the assessed value of the incremental improvements and no provision for eminent domain.
3. The Executive Director of the LCRA is hereby authorized and directed to submit the Plan to the Planning Commission for its review and recommendation and to the Board of Aldermen for its approval.
4. The Executive Director of the LCRA is hereby directed to prepare for this Board, for its review and approval, all documents required to be approved to carry out the terms and intent of this Resolution.
5. The Executive Director of the LCRA is hereby further authorized and directed to place advertisements for proposals for the development of any portion of, or all of the property included in the Plan as required by Section 99.450 (2) R.S. Mo. (2000) as amended.
6. All proposals which are received in response to said advertisements shall be reviewed and presented to this Board with the recommendation of the Executive Director of the LCRA.
7. The Executive Director of the LCRA is hereby further authorized and directed to take any and all other necessary and proper actions to effectuate the intent of this Resolution and to carry out the Plan, including assistance by the LCRA in financing by means of public loans or grants, issuance of revenue bonds, or such other financing as is permitted by law, after securing all necessary approvals from this Board, the Board of Aldermen, and any and all other appropriate governmental agencies.

ADOPTED this 19th day of December, 2017

(SEAL)

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF ST. LOUIS
MISSOURI

By: _____

Title: Assistant Secretary

ATTEST:

Assistant Secretary

FACT SHEET

Property Address: 3450 Oregon Ave.

Alderman: Cara Spencer

Ward: 20th

Neighborhood: Gravois Park

Prospective Developer: Erika Johnson

Residential Market Analysis: F

Property Is: occupied X unoccupied

Eminent Domain: was requested X was not requested

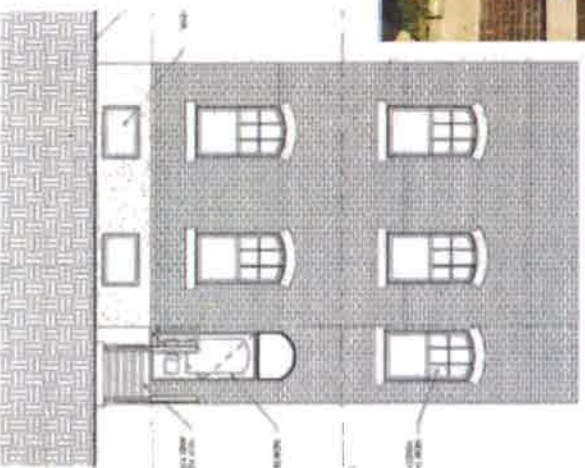
Current Assessed Value of Property: \$2,930

Other Comments: The project consists of the renovation of an existing single-family residence in the Gravois Park neighborhood. The prospective redeveloper is acquiring the property for \$21,500 and plans on renovating the residence for the approximate cost of \$110,000. The redeveloper plans to utilize private funds for this project. The property will be marketed for \$169,500. Alderwoman Spencer wishes to support this project and the staff supports 10-year tax abatement based on 90% of the assessed value of the incremental improvements.

3450 Oregon Ave.



Project Area Boundary
Buildings
City Block Number





Wilson, Zachary <wilsonz@stlouis-mo.gov>

Re: Tax abatement

3 messages

Cara Spencer <spencerc@stlouis-mo.gov>

Tue, Nov 21, 2017 at 3:46 PM

To: Erika Johnson <erika.johnson51789@gmail.com>, wilsonz@stlouis-mo.gov

Zach,

Are we on track for this?

Thank you,
Cara

On Nov 21, 2017, at 3:32 PM, Erika Johnson <erika.johnson51789@gmail.com> wrote:

Good afternoon,
Is there anything else I need to submit? I spoke with Zach and he stated I need a letter of support.

On Nov 8, 2017, at 1:30 PM, Erika Johnson <erika.johnson51789@gmail.com> wrote:

I am applying for a tax abatement this time for property address 3450 Oregon Ave 63118. I am renovating the house top to bottom with all electric, plumbing, HVAC, plumbing and roof. It's a pleasure restoring the community!

Erika Johnson
Keller Williams
314-365-6260

On Nov 8, 2017, at 1:25 PM, Cara Spencer <spencerc@stlouis-mo.gov> wrote:

What are you applying for this time? A summary of the project.

Thank you.

Glad you are continuing to work in our community.

Cara Spencer
Alderman Ward 20
314-556-7379

On Nov 6, 2017, at 7:19 PM, Erika Johnson <erika.johnson51789@gmail.com> wrote:

Hi Cara,

I hope all is well. You helped me out before with a tax abatement a few months ago. Would it be helpful to send you an email stating my name and why I am applying for the tax abatement? You advised me to do this last time. Just checking to see if I should follow the same steps.

Erika Johnson
Keller Williams
314-365-6260

Wilson, Zachary <wilsonz@stlouis-mo.gov>

Wed, Nov 22, 2017 at 8:35 AM

To: Cara Spencer <spencerc@stlouis-mo.gov>

Cc: Erika Johnson <erika.johnson51789@gmail.com>

Erka,
I will count this as a support letter. This will go to the next agenda prep for December and will go in front of LCRA for December if everything goes well at agenda prep. Please send the application fee. Have a good Holiday weekend.

Zach

[Quoted text hidden]

==
Zachary J. Wilson
St. Louis Development Corporation
Commercial Development Specialist III
Phone: 314-657-3773
Fax: 314-613-7011
Email: wilsonz@stlouis-mo.gov



Erika Johnson <erika.johnson51789@gmail.com>

Thu, Nov 23, 2017 at 12:10 PM

**RESOLUTION NO. 17-LCRA-10288
PRESENTED TO THE BOARD DECEMBER 19, 2017**

TO: LCRA BOARD OF COMMISSIONERS
OTIS WILLIAMS, EXECUTIVE DIRECTOR

FROM: ZACHARY WILSON

RE: RESOLUTION DECLARING THE 3024 POTOMAC ST. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3024 POTOMAC ST. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (2256) (ALDERWOMAN CARA SPENCER– 20TH WARD)

EXECUTIVE SUMMARY:

The 3024 Potomac St. Area ("the Area") more fully described in Attachment "A" attached hereto and incorporated herein by reference, consists of a four-family building in an area approximating a total of 0.18 acres in the Gravois Park Neighborhood. The Area is in the Market Type-F Category of the January 2014 St. Louis Market Value Analysis (MVA). "F" markets also have below average home sale prices in St. Louis. This resolution approves the blighting of the Area, approves a Blighting Study and Plan dated December 19, 2017, attached hereto and incorporated herein by reference as Attachment "B" (the "Plan"), which includes no use of eminent domain, 10-year tax abatement based on 90% of the assessed value of the incremental improvements and a sustainability impact statement and authorizes the advertisement for redevelopers of the Area. The Strategic Land Use Plan of the City of St. Louis as amended December 6, 2016 designates this as a Neighborhood Preservation Area.

BACKGROUND:

Condition of Property: Fair
Property Owner: Hamilton House LLC Series 3
Prospective Redeveloper: Walker Hamilton

The project consists of the renovation of an existing four-family building in the Gravois Park neighborhood. The prospective redeveloper is acquiring the property for \$40,000 and plans on renovating the building for the approximate cost of \$157,000. The redeveloper plans to utilize private funds for this project. Alderwoman Spencer wishes to support this project and the staff supports 10-year tax abatement based on 90% of the assessed value of the incremental improvements.

REQUESTED ACTION:

Declaration of the Area as "blighted", as defined in Section 99.320, R.S. Mo., (2000) as amended, approval of the Plan, and authorization to advertise for redevelopers pursuant to Section 99.450, R.S. Mo., as amended.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of the City of St. Louis as follows:

1. The Area is hereby found to be a blighted area in need of redevelopment pursuant to the Land Clearance for Redevelopment Authority Law, Section 99.320 to 99.700, R.S. Mo. (2000) as amended.
2. The Plan is hereby approved with 10-year tax abatement based on 90% of the assessed value of the incremental improvements and no provision for eminent domain.
3. The Executive Director of the LCRA is hereby authorized and directed to submit the Plan to the Planning Commission for its review and recommendation and to the Board of Aldermen for its approval.
4. The Executive Director of the LCRA is hereby directed to prepare for this Board, for its review and approval, all documents required to be approved to carry out the terms and intent of this Resolution.
5. The Executive Director of the LCRA is hereby further authorized and directed to place advertisements for proposals for the development of any portion of, or all of the property included in the Plan as required by Section 99.450 (2) R.S. Mo. (2000) as amended.
6. All proposals which are received in response to said advertisements shall be reviewed and presented to this Board with the recommendation of the Executive Director of the LCRA.
7. The Executive Director of the LCRA is hereby further authorized and directed to take any and all other necessary and proper actions to effectuate the intent of this Resolution and to carry out the Plan, including assistance by the LCRA in financing by means of public loans or grants, issuance of revenue bonds, or such other financing as is permitted by law, after securing all necessary approvals from this Board, the Board of Aldermen, and any and all other appropriate governmental agencies.

ADOPTED this 19th day of December, 2017

(SEAL)

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF ST. LOUIS
MISSOURI

By: _____

Title: Assistant Secretary

ATTEST:

Assistant Secretary

FACT SHEET

Property Address: 3024 POTOMAC ST.

Alderman: Cara Spencer

Ward: 20th

Neighborhood: Gravois Park

Prospective Developer: Walker Hamilton

Residential Market Analysis: F

Property Is: occupied X unoccupied

Eminent Domain: was requested X was not requested

Current Assessed Value of Property: \$7,240

Other Comments: The project consists of the renovation of an existing four-family building in the Gravois Park neighborhood. The prospective redeveloper is acquiring the property for \$40,000 and plans on renovating the building for the approximate cost of \$157,000. The redeveloper plans to utilize private funds for this project. Alderwoman Spencer wishes to support this project and the staff supports 10-year tax abatement based on 90% of the assessed value of the incremental improvements.

3024 Potomac Ave.



Project Area Boundary
Buildings
City Block Number





Wilson, Zachary <wilsonz@stlouis-mo.gov>

3024 Potomac

2 messages

Cara Spencer <spencerc@stlouis-mo.gov>

Sun, Nov 26, 2017 at 12:42 PM

To: "Wilson, Zachary" <wilsonz@stlouis-mo.gov>

Cc: Walker Hamilton <hey@walkerhamilton.com>, Teresa Chambers <chamberst@stlouis-mo.gov>

Zach,

Please consider this as my support for tax abatement of 3024 Potomac. This is the property that had a drug-related stand-off (which I believe included an explosion) which essentially closed down the entirety of Gravois Park last year. New ownership and a gut rehab of this former meth house will make an incredible difference in this part of the neighborhood.

Cara Spencer
Alderman Ward 20
314-556-7379

Wilson, Zachary <wilsonz@stlouis-mo.gov>

Mon, Nov 27, 2017 at 8:08 AM

To: Cara Spencer <spencerc@stlouis-mo.gov>

Cc: Walker Hamilton <hey@walkerhamilton.com>, Teresa Chambers <chamberst@stlouis-mo.gov>

Alderwoman,

Thank you- I will put this in the file and add to the application once I get it.

Sincerely,

Zach

[Quoted text hidden]

—
Zachary J. Wilson
St. Louis Development Corporation
Commercial Development Specialist III
Phone: 314-657-3773
Fax: 314-613-7011
Email: wilsonz@stlouis-mo.gov



**RESOLUTION NO. 17-LCRA-10289
PRESENTED TO THE BOARD DECEMBER 19, 2017**

TO: LCRA BOARD OF COMMISSIONERS
OTIS WILLIAMS, EXECUTIVE DIRECTOR

FROM: ZACHARY J. WILSON

RE: RESOLUTION DECLARING THE 3548 S. BROADWAY AREA TO BE BLIGHTED,
APPROVING A BLIGHTING STUDY AND PLAN FOR THE 3548 S. BROADWAY
AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE
AREA (2151) (ALDERWOMAN CARA SPENCER – 20TH WARD)

EXECUTIVE SUMMARY:

The 3548 S. Broadway Area ("the Area") more fully described in Attachment "A" attached hereto and incorporated herein by reference, consists of a mixed-use building in an area approximating a total of 0.15 acres in the Marine Villa Neighborhood. The Area is in the Market Type-D Category of the January 2014 St. Louis Market Value Analysis (MVA). This category has average home sale prices, slightly higher than average rates of owner occupancy and elevated foreclosures. This resolution approves the blighting of the Area, approves a Blighting Study and Plan dated December 19, 2017, attached hereto and incorporated herein by reference as Attachment "B" (the "Plan"), which includes no use of eminent domain, 10-year tax abatement based on 90% of the assessed value of the incremental improvements and a sustainability impact statement and authorizes the advertisement for redevelopers of the Area. The Strategic Land Use Plan of the City of St. Louis as amended December 6, 2016 designates this as a Business/Industrial Preservation Area (BIPA).

BACKGROUND:

Condition of Property:	Fair
Property Owner:	Sam Meller and Sarah Ulrich
Prospective Redeveloper:	Sam Meller and Sarah Ulrich

The project consists of renovating a mixed-use building in the Marine Villa neighborhood. The prospective redeveloper purchased the property for \$45,000 and plans on renovating the building for the approximate cost of \$330,000. The first floor, commercial space will become a restaurant and the upstairs a residential unit. The redeveloper plans to utilize private funds and historic tax credits for this project. Alderwoman Spencer wishes to support this project and the staff supports 10-year tax abatement based on 90% of the assessed value of the incremental improvements.

REQUESTED ACTION:

Declaration of the Area as "blighted", as defined in Section 99.320, R.S. Mo., (2000) as amended, approval of the Plan, and authorization to advertise for redevelopers pursuant to Section 99.450, R.S. Mo., as amended.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of the City of St. Louis as follows:

1. The Area is hereby found to be a blighted area in need of redevelopment pursuant to the Land Clearance for Redevelopment Authority Law, Section 99.320 to 99.700, R.S. Mo. (2000) as amended.
2. The Plan is hereby approved with 10-year tax abatement based on 90% of the assessed value of the incremental improvements and no provision for eminent domain.
3. The Executive Director of the LCRA is hereby authorized and directed to submit the Plan to the Planning Commission for its review and recommendation and to the Board of Aldermen for its approval.
4. The Executive Director of the LCRA is hereby directed to prepare for this Board, for its review and approval, all documents required to be approved to carry out the terms and intent of this Resolution.
5. The Executive Director of the LCRA is hereby further authorized and directed to place advertisements for proposals for the development of any portion of, or all of the property included in the Plan as required by Section 99.450 (2) R.S. Mo. (2000) as amended.
6. All proposals which are received in response to said advertisements shall be reviewed and presented to this Board with the recommendation of the Executive Director of the LCRA.
7. The Executive Director of the LCRA is hereby further authorized and directed to take any and all other necessary and proper actions to effectuate the intent of this Resolution and to carry out the Plan, including assistance by the LCRA in financing by means of public loans or grants, issuance of revenue bonds, or such other financing as is permitted by law, after securing all necessary approvals from this Board, the Board of Aldermen, and any and all other appropriate governmental agencies.

ADOPTED this 19th day of December, 2017

(SEAL)

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF ST. LOUIS
MISSOURI

By: _____

Title: Assistant Secretary

ATTEST:

Assistant Secretary

FACT SHEET

Property Address: 3548 S. Broadway

Alderman: Cara Spencer

Ward: 20th

Neighborhood: Marine Villa

Prospective Developer: Sam Meller and Sarah Ulrich

Property Is: occupied X unoccupied

Eminent Domain: was requested X was not requested

Current Assessed Value of Property: \$5,100

Other Comments: The project consists of renovating a mixed-use building in the Marine Villa neighborhood. The prospective redeveloper purchased the property for \$45,000 and plans on renovating the building for the approximate cost of \$330,000. The first floor, commercial space will become a restaurant and the upstairs a residential unit. The redeveloper plans to utilize private funds and historic tax credits for this project. Alderwoman Spencer wishes to support this project and the staff supports 10-year tax abatement based on 90% of the assessed value of the incremental improvements.

3548-3550 South Broadway

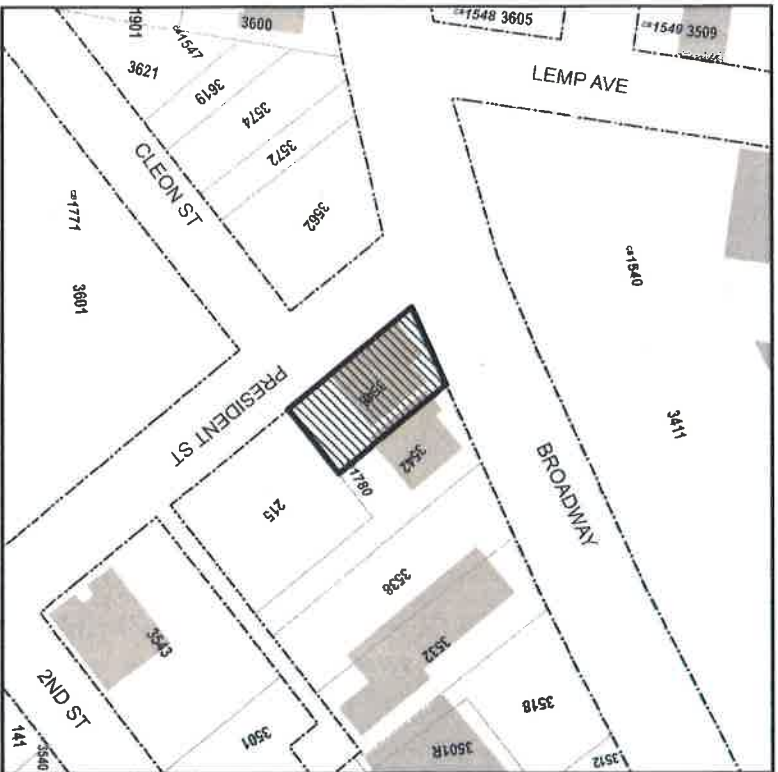


Exhibit B
Project Area Plan
3548-3550 S BROADWAY
Existing Uses Map

Existing Vacant Business/Industrial Uses (SLUP = BIPA)
Project Area Boundary
Buildings
City Block Number
Open Space





Ruthsatz, Dale <ruthsatzd@stlouis-mo.gov>

Re: 3548-50 South Broadway (2151)

1 message

Cara Spencer <spencerc@stlouis-mo.gov>

Mon, Dec 11, 2017 at 3:38 PM

To: "Ruthsatz, Dale" <ruthsatzd@stlouis-mo.gov>

Thank you Dale. It meets with my approval.

I look forward to the meeting, what time is LCRA?

Cara Spencer
Alderman Ward 20
314-556-7379

On Dec 11, 2017, at 2:21 PM, Ruthsatz, Dale <ruthsatzd@stlouis-mo.gov> wrote:

Further to our discussion, we are prepared to present a resolution to the LCRA Board at its meeting on December 19th recommending a 10-year tax abatement for the above mixed-use building. Please confirm that this meets with your approval.

--

Dale E. Ruthsatz
Deputy Executive Director
St. Louis Development Corporation
1520 Market St. Ste. 2000
St. Louis, MO 63103
314.657.3700 (Main)
314.657.3732 (Direct)
314.657.3971 (Fax)
ruthsatzd@StLouis-MO.gov

RESOLUTION NO. 17-LCRA-10290
PRESENTED TO THE BOARD DECEMBER 19, 2017

TO: LCRA BOARD OF COMMISSIONERS
OTIS WILLIAMS, EXECUTIVE DIRECTOR

FROM: ZACHARY WILSON

RE: RESOLUTION DECLARING THE 300 SOUTH BROADWAY AREA TO BE BLIGHTED,
APPROVING A BLIGHTING STUDY AND PLAN FOR THE 300 SOUTH BROADWAY
AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE
AREA (2254) (ALDERMAN JACK COATAR– 7TH WARD)

EXECUTIVE SUMMARY:

The 300 South Broadway Area (“the Area”) more fully described in Attachment “A” attached hereto and incorporated herein by reference, consists of a commercial building in an area approximating a total of 0.35 acres in the Downtown neighborhood. The Area is in the Market Type-B Category of the January 2014 St. Louis Market Value Analysis (MVA). This resolution approves the blighting of the Area, approves a Blighting Study and Plan dated December 19, 2017, attached hereto and incorporated herein by reference as Attachment “B” (the “Plan”), which includes no use of eminent domain, a 10-year tax abatement based on 90% of the assessed value of the incremental improvements, followed by a 5-year tax abatement based on 85% of the assessed value of the incremental improvements, followed by a 5-year tax abatement based on 80% of the assessed value of the incremental improvements (totaling a 20-year abatement) and a sustainability impact statement and authorizes the advertisement for redevelopers of the Area. The Strategic Land Use Plan of the City of St. Louis as amended December 6, 2016 designates this as a Neighborhood Preservation Area.

BACKGROUND:

Condition of Property: FAIR
Property Owner: JUNIOR COLLEGE DISTRICT OF ST LOUIS
Prospective Redeveloper: WOP/CA ST. LOUIS LLC

The project consists of the demolition of a commercial building and construction of a 33-story residential tower in the Downtown neighborhood. The prospective redeveloper is acquiring the property for \$5,800,000 and plans on constructing the building for the approximate cost of \$95,000,000. The redeveloper plans to utilize private funds for this project. The property will have retail space and 265 residential units. Alderman Coatar wishes to support this project and the staff supports a 10-year tax abatement based on 90% of the assessed value of the incremental improvements, followed by a 5-year tax abatement based on 85% of the assessed value of the incremental improvements, and followed by a 5-year tax abatement based on 80% of the assessed value of the incremental improvements.

REQUESTED ACTION:

Declaration of the Area as “blighted”, as defined in Section 99.320, R.S. Mo., (2000) as amended, approval of the Plan, and authorization to advertise for redevelopers pursuant to Section 99.450, R.S. Mo., as amended.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of the City of St. Louis as follows:

1. The Area is hereby found to be a blighted area in need of redevelopment pursuant to the Land Clearance for Redevelopment Authority Law, Section 99.320 to 99.700, R.S. Mo. (2000) as amended.
2. The Plan is hereby approved with 10-year tax abatement based on 90% of the assessed value of the incremental improvements, 5-year tax abatement based on 85% of the assessed value of the incremental improvements, and 5-year tax abatement based on 80% of the assessed value of the incremental improvements (totaling a 20-year abatement) and no provision for eminent domain.
3. The Executive Director of the LCRA is hereby authorized and directed to submit the Plan to the Planning Commission for its review and recommendation and to the Board of Aldermen for its approval.
4. The Executive Director of the LCRA is hereby directed to prepare for this Board, for its review and approval, all documents required to be approved to carry out the terms and intent of this Resolution.
5. The Executive Director of the LCRA is hereby further authorized and directed to place advertisements for proposals for the development of any portion of, or all of the property included in the Plan as required by Section 99.450 (2) R.S. Mo. (2000) as amended.
6. All proposals which are received in response to said advertisements shall be reviewed and presented to this Board with the recommendation of the Executive Director of the LCRA.
7. The Executive Director of the LCRA is hereby further authorized and directed to take any and all other necessary and proper actions to effectuate the intent of this Resolution and to carry out the Plan, including assistance by the LCRA in financing by means of public loans or grants, issuance of revenue bonds, or such other financing as is permitted by law, after securing all necessary approvals from this Board, the Board of Aldermen, and any and all other appropriate governmental agencies.

ADOPTED this 19th day of December, 2017

(SEAL)

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF ST. LOUIS
MISSOURI

By: _____

Title: Assistant Secretary

ATTEST:

Assistant Secretary

FACT SHEET

Property Address: 300 South Broadway

Alderman: COATAR

Ward: 7th

Neighborhood: Downtown

Prospective Developer: WORP/CA ST. LOUIS LLC

Residential Market Analysis: B

Property Is: occupied ☐ unoccupied ☒

Eminent Domain: was requested ☐ was not requested ☒

Current Assessed Value of Property:

Land:	\$492,500.00
Improvements:	\$1,185,900.00
Total:	\$1,678,400.00

Other Comments: The project consists of the demolition of a commercial building and construction of a 33-story residential tower in the Downtown neighborhood. The prospective redeveloper is acquiring the property for \$5,800,000 and plans on constructing the building for the approximate cost of \$95,000,000. The redeveloper plans to utilize private funds for this project. The property will have retail space and 265 residential units. Alderman Coatar wishes to support this project and the staff supports a 10-year tax abatement based on 90% of the assessed value of the incremental improvements, followed by a 5-year tax abatement based on 85% of the assessed value of the incremental improvements, and followed by a 5-year tax abatement based on 80% of the assessed value of the incremental improvements.



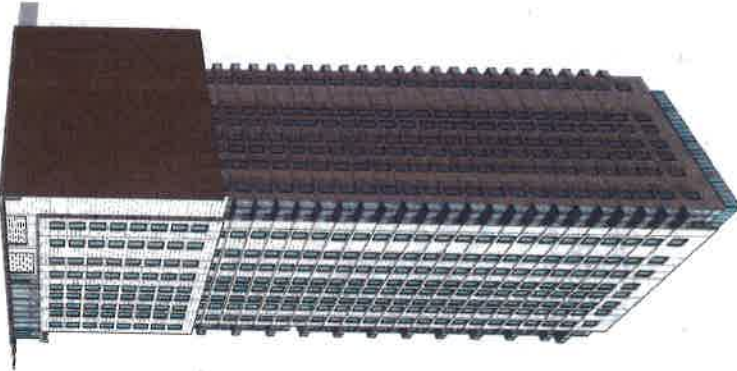


3D VIEW

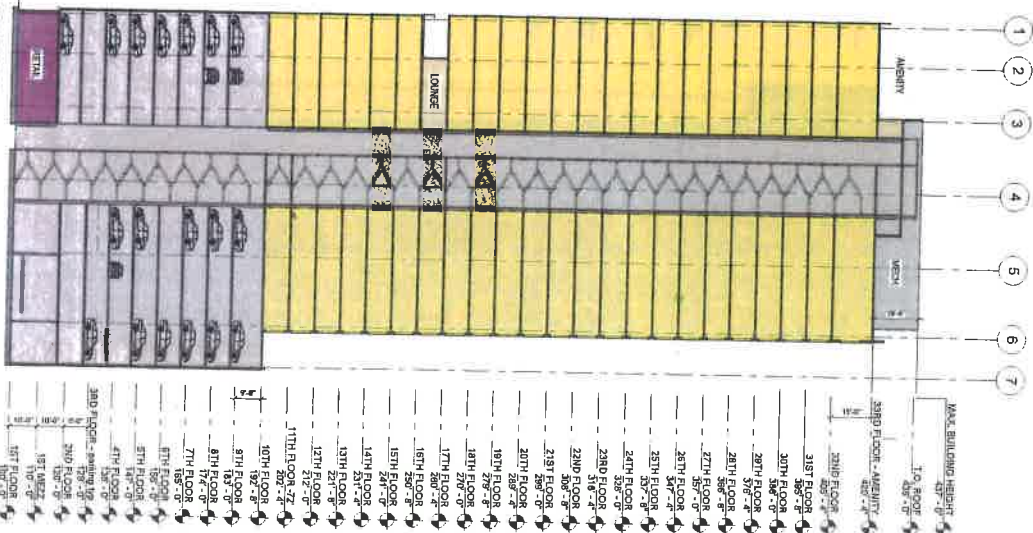
POINT SYSTEM 1
MAX. HEIGHT 100' 0"
MAX. WIDTH 100' 0"
MAX. AREA 10,000 SQ. FT.
MAX. VOLUME 1,000,000 CU. FT.



PERSPECTIVE VIEW 1



PERSPECTIVE VIEW 2



BUILDING SECTION

Scale: 1" = 10'

PROJECT RBI

ST. LOUIS, MISSOURI

OCTOBER 24, 2017

**RESOLUTION NO. 17-LCRA-10291
PRESENTED TO THE BOARD DECEMBER 19, 2017**

TO: LCRA BOARD OF COMMISSIONERS
OTIS WILLIAMS, EXECUTIVE DIRECTOR

FROM: ZACHARY WILSON

RE: RESOLUTION DECLARING THE 215 YORK AVE. AREA TO BE BLIGHTED,
APPROVING A BLIGHTING STUDY AND PLAN FOR THE 215 YORK AVE. AREA
AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA
(2255) (ALDERWOMAN HEATHER NAVARRO- 28TH WARD)

EXECUTIVE SUMMARY:

The 215 York Ave. Area ("the Area") more fully described in Attachment "A" attached hereto and incorporated herein by reference, consists of a commercial building in an area approximating a total of 0.19 acres in the Central West End neighborhood. The Area is in the Market Type-A Category of the January 2014 St. Louis Market Value Analysis (MVA). This resolution approves the blighting of the Area, approves a Blighting Study and Plan dated December 19, 2017, attached hereto and incorporated herein by reference as Attachment "B" (the "Plan"), which includes no use of eminent domain, ten years of tax assurances and a sustainability impact statement and authorizes the advertisement for redevelopers of the Area. The Strategic Land Use Plan of the City of St. Louis as amended December 6, 2016 designates this as a Neighborhood Preservation Area.

BACKGROUND:

Condition of Property:	FAIR
Property Owner:	26 MARYLAND PLAZA LLC
Prospective Redeveloper:	HOMEBASE MONTANA LLC

The project consists of the demolition of a commercial building and construction of a hotel in the Central West End neighborhood. The prospective redeveloper is acquiring the property for \$3,500,000 and plans on constructing the hotel for the approximate cost of \$40,000,000. The redeveloper plans to utilize private funds for this project. The property will have 192 hotel rooms. Alderwoman Navarro wishes to support this project and the staff supports ten years of tax assurance through either ten years of tax abatement or an Industrial Revenue Bond transaction to ensure that the real estate assessment will not increase more than 2% during each odd numbered reassessment year.

REQUESTED ACTION:

Declaration of the Area as "blighted", as defined in Section 99.320, R.S. Mo., (2000) as amended, approval of the Plan, and authorization to advertise for redevelopers pursuant to Section 99.450, R.S. Mo., as amended.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of the City of St. Louis as follows:

1. The Area is hereby found to be a blighted area in need of redevelopment pursuant to the Land Clearance for Redevelopment Authority Law, Section 99.320 to 99.700, R.S. Mo. (2000) as amended.
2. The Plan is hereby approved with no eminent domain and ten years of tax assurances to ensure that the real estate assessment will not increase more than 2% during each odd numbered reassessment year.
3. The Executive Director of the LCRA is hereby authorized and directed to submit the Plan to the Planning Commission for its review and recommendation and to the Board of Aldermen for its approval.
4. The Executive Director of the LCRA is hereby directed to prepare for this Board, for its review and approval, all documents required to be approved to carry out the terms and intent of this Resolution.
5. The Executive Director of the LCRA is hereby further authorized and directed to place advertisements for proposals for the development of any portion of, or all of the property included in the Plan as required by Section 99.450 (2) R.S. Mo. (2000) as amended.
6. All proposals which are received in response to said advertisements shall be reviewed and presented to this Board with the recommendation of the Executive Director of the LCRA.
7. The Executive Director of the LCRA is hereby further authorized and directed to take any and all other necessary and proper actions to effectuate the intent of this Resolution and to carry out the Plan, including assistance by the LCRA in financing by means of public loans or grants, issuance of revenue bonds, or such other financing as is permitted by law, after securing all necessary approvals from this Board, the Board of Aldermen, and any and all other appropriate governmental agencies.

ADOPTED this 19th day of December, 2017

(SEAL)

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF ST. LOUIS
MISSOURI

By: _____

Title: Assistant Secretary

ATTEST:

Assistant Secretary

FACT SHEET

Property Address: 215 York Ave.

Alderman: Navarro

Ward: 28th

Neighborhood: Central West End

Prospective Developer: HOMEBASE MONTANA LLC

Residential Market Analysis: A

Property Is: occupied ☐ X unoccupied

Eminent Domain: was requested ☐ X was not requested

Current Assessed Value of Property:

Land: \$17,400.00 Improvements:\$180,700.00 Total:\$198,100.00

Other Comments: The project consists of the demolition of a commercial building and construction of a hotel in the Central West End neighborhood. The prospective redeveloper is acquiring the property for \$3,500,000 and plans on constructing the hotel for the approximate cost of \$40,000,000. The redeveloper plans to utilize private funds for this project. The property will have 192 hotel rooms. Alderwoman Navarro wishes to support this project and the staff supports ten years of tax assurance through either ten years of tax abatement or an Industrial Revenue Bond transaction to ensure that the real estate assessment will not increase more than 2% during each odd numbered reassessment year.



A rendering of a planned AC Hotel, a Marriott brand, on York Avenue in the Central West End. (Rendering by developer HomeQuest)

RESOLUTION NO. 17-LCRA-10292
PRESENTED TO THE BOARD DECEMBER 19, 2017

TO: LCRA BOARD OF COMMISSIONERS
OTIS WILLIAMS, EXECUTIVE DIRECTOR

FROM: AMINAH WRIGHT

RE: RESOLUTION DECLARING THE 6132 & 7600 VERMONT AVE. AND 7806 & 7810 VIRGINIA AVE. AREA TO BE BLIGHTED, APPROVING A BLIGHTING STUDY AND PLAN FOR 6132 & 7600 VERMONT AVE. AND 7806 & 7810 VIRGINIA AVE. AREA AND AUTHORIZING ADVERTISEMENT FOR REDEVELOPERS OF THE AREA (ALDERWOMAN SARAH MARTIN– 11th WARD)

EXECUTIVE SUMMARY:

The 6132 & 7600 Vermont Ave. and 7806 & 7810 Virginia Ave. Area (“the Area”) more fully described in Attachment “A” attached hereto and incorporated herein by reference, consists of four vacant lots in an area approximating a total of .36 acres in both the Patch and the Carondelet neighborhood. The Area is in the Market Type-F Category of the January 2014 St. Louis Market Value Analysis (MVA). “F” markets have home sales prices substantially below the St. Louis average although the variability among those sale prices is high. This resolution approves the blighting of the Area, approves a Blighting Study and Plan dated December 19, 2017, attached hereto and incorporated herein by reference as Attachment “B” (the “Plan”), which includes no use of eminent domain, 10-year tax abatement and authorizes the advertisement for redevelopers of the Area. The Strategic Land Use Plan of the City of St. Louis as amended December 6, 2016 designates this as a Neighborhood Preservation Area.

BACKGROUND:

Condition of Property:	Fair
Property Owner:	Habitat for Humanity
Prospective Redeveloper:	Habitat for Humanity

The project consists of the construction of four, 4-bedroom and 2 bathroom homes in both the Patch and the Carondelet neighborhoods. The prospective redeveloper has acquired the properties for \$6,000 and plans on constructing the houses for the approximate cost of \$150,000 each. The redeveloper plans to utilize private funds for this project. Alderwoman Martin wishes to support this project with 10-year tax abatement and the staff concurs.

REQUESTED ACTION:

Declaration of the Area as “blighted”, as defined in Section 99.320, R.S. Mo., (2000) as amended, approval of the Plan, and authorization to advertise for redevelopers pursuant to Section 99.450, R.S. Mo., as amended.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of the City of St. Louis as follows:

1. The Area is hereby found to be a blighted area in need of redevelopment pursuant to the Land Clearance for Redevelopment Authority Law, Section 99.320 to 99.700, R.S. Mo. (2000) as amended.
2. The Plan is hereby approved with 10-year tax abatement and no provision for eminent domain.
3. The Executive Director of the LCRA is hereby authorized and directed to submit the Plan to the Planning Commission for its review and recommendation and to the Board of Aldermen for its approval.
4. The Executive Director of the LCRA is hereby directed to prepare for this Board, for its review and approval, all documents required to be approved to carry out the terms and intent of this Resolution.
5. The Executive Director of the LCRA is hereby further authorized and directed to place advertisements for proposals for the development of any portion of, or all of the property included in the Plan as required by Section 99.450 (2) R.S. Mo. (2000) as amended.
6. All proposals which are received in response to said advertisements shall be reviewed and presented to this Board with the recommendation of the Executive Director of the LCRA.
7. The Executive Director of the LCRA is hereby further authorized and directed to take any and all other necessary and proper actions to effectuate the intent of this Resolution and to carry out the Plan, including assistance by the LCRA in financing by means of public loans or grants, issuance of revenue bonds, or such other financing as is permitted by law, after securing all necessary approvals from this Board, the Board of Aldermen, and any and all other appropriate governmental agencies.

ADOPTED this 19th day of December, 2017

(SEAL)

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF ST. LOUIS
MISSOURI

By: _____

Title: Assistant Secretary

ATTEST:

Assistant Secretary

FACT SHEET

Property Address: 6132 & 7600 Vermont Ave. and 7806 & 7810 Virginia Ave.

Alderwoman: Sarah Martin

Ward: 11th

Neighborhood: Patch and Carondelet

Prospective Developer: Michael Powers, Habitat for Humanity

Property Is: _____ occupied X unoccupied

Eminent Domain: _____ was requested X was not requested

Current Assessed Value of Property: \$3,150

Other Comments: The project consists of the construction of four, 4-bedroom and 2 bathroom homes in both the Patch and the Carondelet neighborhoods. The prospective redeveloper has acquired the properties for \$6,000 and plans on constructing the houses for the approximate cost of \$150,000 each. The redeveloper plans to utilize private funds for this project. Alderwoman Martin wishes to support this project with 10-year tax abatement and the staff concurs.





RESOLUTION NO. 17-LCRA-10293
PRESENTED TO THE BOARD DECEMBER 19, 2017

TO: LCRA BOARD OF COMMISSIONERS
OTIS WILLIAMS, EXECUTIVE DIRECTOR

FROM: DALE RUTHSATZ

RE: RESOLUTION AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (2424 S. 9TH STREET PROJECT), SERIES 2018, IN THE MAXIMUM PRINCIPAL AMOUNT OF \$18,000,000 AND AUTHORIZING CERTAIN DOCUMENTS AND ACTIONS RELATED THERETO, ALL IN CONNECTION WITH A PROJECT IN THE 721 VICTOR/2403-15 S. 7TH ST. REDEVELOPMENT AREA (2106P1) (ALDERMAN JACK COATAR – 7TH WARD)

EXECUTIVE SUMMARY:

On November 14, 2017, the Board of Commissioners adopted Resolution No. 17-LCRA-10278, stating the LCRA's intent to enter into a transaction to facilitate a sales tax exemption on construction materials used in the construction of an approximately 127-unit residential apartment building (the "Project") in the 721 Victor St./2403-15 S. 7th St. Redevelopment Area (the "Area"). This Resolution approves the documents and actions necessary to facilitate that sales tax exemption, including the issuance of \$18,000,000 aggregate maximum principal amount of taxable industrial revenue bonds. As part of the bond transaction, the LCRA will take ownership of the Project during the construction phase, subject to a lease of the Project back to Whistler One, LLC (the "Redeveloper"). Upon completion of the Project, title to the Project will be transferred back to the Redeveloper.

BACKGROUND:

The Plan for the Area (the "Plan") was approved by Ordinance No. 70331, adopted by the Board of Aldermen on July 14, 2016. On July 26, 2016, the Board of Commissioners of the LCRA adopted Resolution No. 16-LCRA-10049, which, among other things, (1) designated Whistler One, LLC as the Redeveloper of the Area, (2) approved the Redeveloper's proposal to develop the Project within the Area, and (3) authorized the execution of a redevelopment agreement providing for 10 years of tax abatement. The tax abatement for the Project will not be affected by the bond issuance.

REQUESTED ACTION:

Approval of this Resolution.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") as follows:

1. **Authorization of the Bonds.** The LCRA is hereby authorized to issue and sell its Taxable Industrial Revenue Bonds (2424 S. 9th Street Project), Series 2018, in the maximum principal amount of \$18,000,000 (the "Bonds") to finance the acquisition and construction of the Project. The LCRA hereby approves and authorizes the sale of the Bonds to the Redeveloper at the purchase

price and interest rate set forth in the below-described Trust Indenture. The Bonds shall bear such dates, shall mature at such times and in the amounts, shall be in such denominations, shall be in such forms, shall be subject to redemption, shall have such other terms and provisions, and shall be issued, executed and delivered in such manner subject to such provisions, covenants and agreements, as are set forth in the Trust Indenture.

2. **Limited Obligations.** The Bonds and the interest thereon shall be special, limited obligations of the LCRA payable solely out of the rents, revenues and receipts derived by the LCRA under the below-described Lease. The Bonds and the interest thereon shall not be a debt of the LCRA, The City of St. Louis, Missouri (the "City") or the State of Missouri (the "State"), and none of the LCRA, the City nor the State shall be liable thereon. The Bonds shall not constitute an indebtedness within the meaning of any constitutional, statutory or charter debt limitation or restriction.
3. **Authorization of Documents.** In connection with the issuance of the Bonds and the other incentives described in the Redevelopment Contract, the LCRA is hereby authorized to enter into the following documents (collectively, the "Incentive Documents"), in substantially the forms presented to and reviewed by the LCRA at this meeting (copies of which documents shall be filed in the official records of the LCRA), with such changes therein as shall be approved by the officials of the LCRA executing such documents, such officials' signatures thereon being conclusive evidence of their approval thereof:
 - a. Redevelopment Contract between the LCRA and the Redeveloper;
 - b. Lease Agreement between the LCRA and the Redeveloper (the "Lease");
 - c. Trust Indenture between the Trustee named therein and the LCRA;
 - d. Bond Purchase Agreement between the LCRA and the Redeveloper; and
 - e. Special Warranty Deed from the Redeveloper, as grantor, to the LCRA, as grantee.
4. **Execution of Documents.** The Executive Director is hereby authorized and directed to execute the Bonds and to deliver the Bonds to the respective bondholders, for and on behalf of and as the act and deed of the LCRA, in the manner provided in the Incentive Documents. The Executive Director is hereby authorized and directed to execute the Incentive Documents and to deliver the Incentive Documents to the respective parties to such documents, for and on behalf of and as the act and deed of the LCRA in the manner provided therein. The Executive Director is hereby authorized and directed to execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution. The Assistant Secretary of the LCRA is hereby authorized and directed to attest to and affix the seal of the LCRA to the Incentive Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution. The final forms of the Incentive Documents, with such changes as the Executive Director may approve and which are consistent with this Resolution, may be approved by the Executive Director, and his signature, whether manual or facsimile, shall be conclusive evidence of approval by the LCRA.
5. **Further Authority.** The Executive Director, officers, agents, attorneys and employees of the LCRA are hereby authorized to take actions, consistent with this Resolution, necessary and appropriate to implement the intent of this Resolution.

6. **Effective Date.** This Resolution shall take effect and be in full force immediately after its passage and approval by the Board of Commissioners of the LCRA.

ADOPTED this _____ day of December, 2017.

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF ST. LOUIS

By: _____

Assistant Secretary

ATTEST:

Assistant Secretary

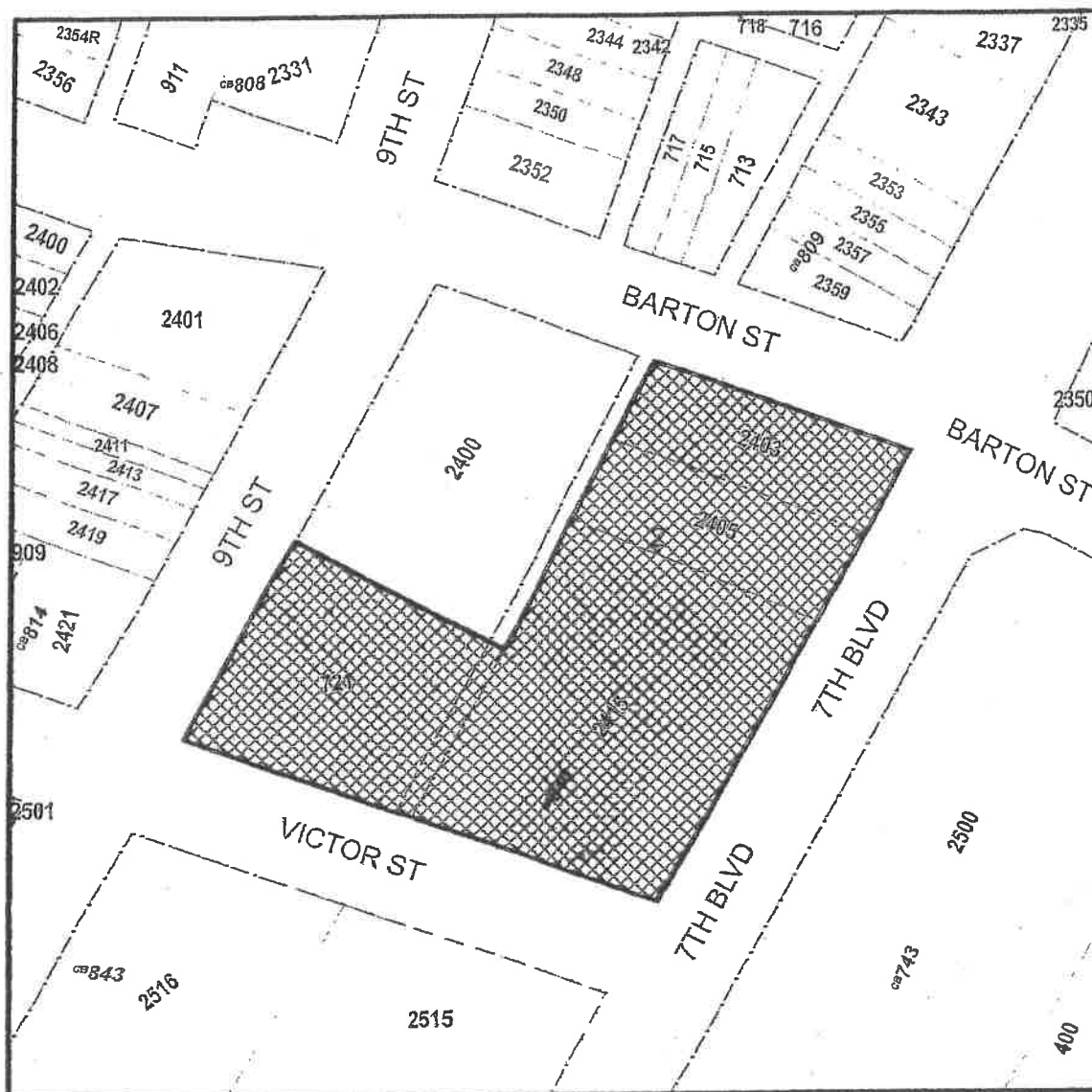





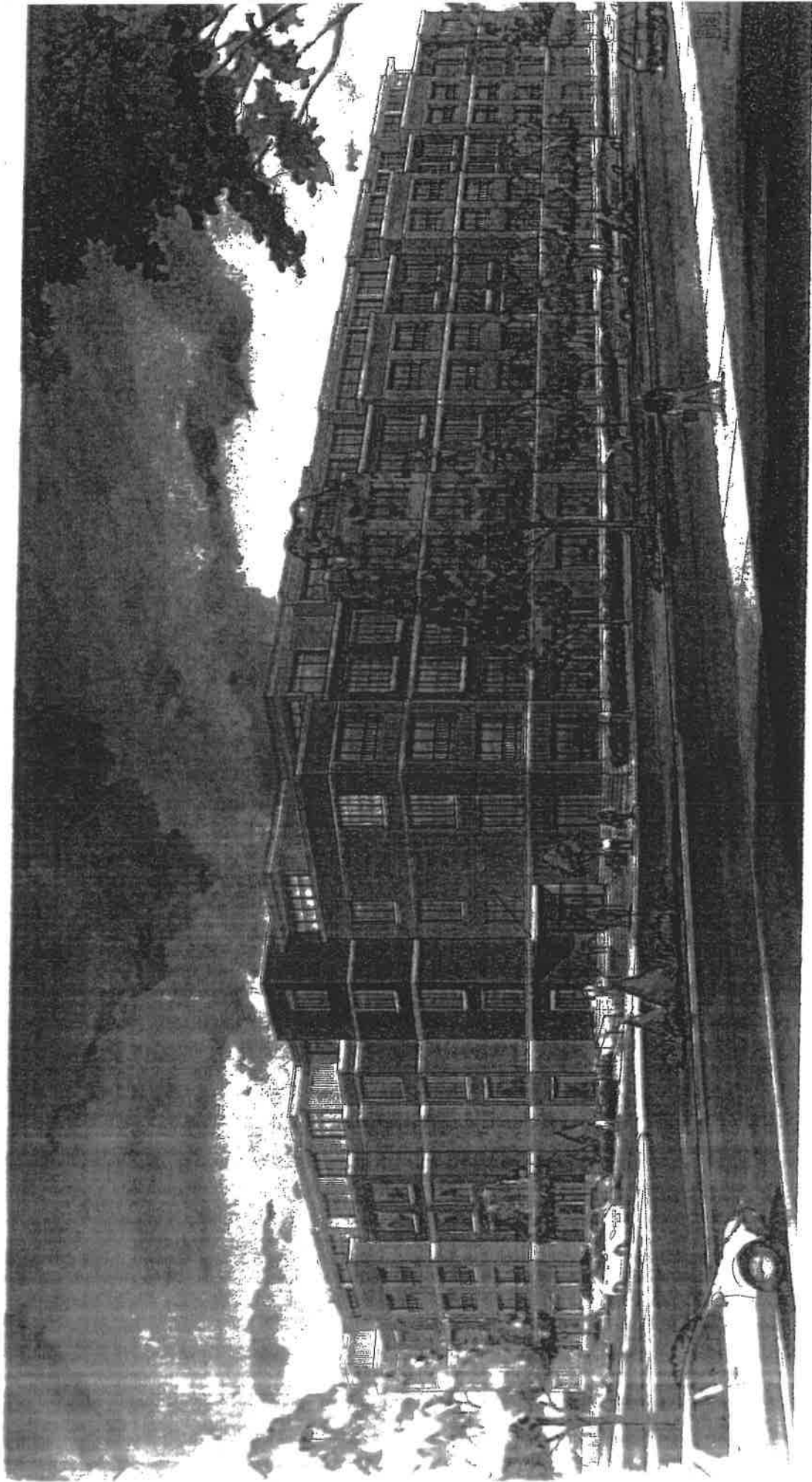


Exhibit C
Project Area Plan
 721 VICTOR ST & 2403-17 S 7TH ST

Proposed Uses Map

-  Proposed Residential Uses (SLUP = OA)
-  Project Area Boundary
-  Buildings
-  City Block Number
-  Open Space



(The above space is reserved for Recorder's Certification.)

TITLE OF DOCUMENT:	REDEVELOPMENT CONTRACT
DATE OF DOCUMENT:	_____, 2018
GRANTOR:	LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS
GRANTOR'S MAILING ADDRESS:	c/o St. Louis Development Corporation 1520 Market Street, Suite 2000 St. Louis, Missouri 63103
GRANTEE:	WHISTLER ONE, LLC
GRANTEE'S MAILING ADDRESS:	P.O. Box 28514 St. Louis, Missouri 63146 ATTN: Victor Alston
RETURN DOCUMENTS TO:	Mark A. Spykerman, Esq. Gilmore & Bell, P.C. 211 North Broadway, Suite 2350 St. Louis, Missouri 63102
LEGAL DESCRIPTION:	See Exhibit A

of St. Louis, Missouri, and its residents, and in furtherance of the public purposes under which the redevelopment of the Area has been undertaken and is being assisted; and

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

1. DEFINITIONS

In addition to the words and terms defined in the Recitals, the following words and terms as used herein shall have the following meanings:

"Bonds" means the Taxable Industrial Revenue Bonds (2424 S. 9th Street Project), Series 2018, in the aggregate maximum principal amount of not to exceed \$18,000,000.

"City" means The City of St. Louis, Missouri.

"Contract" means this Redevelopment Contract dated as of _____ 1, 2018, between the Authority and the Redeveloper, as from time to time amended and supplemented in accordance with the provisions hereof.

"Event of Default" means any Event of Default as provided in **Section 6**.

"Project" means, collectively, the acquisition of the Project Site and the construction and installation of the Project Improvements, and all additions, modifications, improvements, replacements and substitutions made to the Project.

"Project Costs" means all costs of acquiring, purchasing, constructing and installing the Project.

"Project Improvements" means the construction of a multi-family residential building with approximately 127 residential apartment units on the Project Site.

"Project Site" means all of the real property described in **Exhibit A** attached hereto.

"Redevelopment Agreement" means the Redevelopment Agreement dated as of June 23, 2017, by and between the Authority and the Redeveloper, as may be amended from time to time.

"SLDC" means the St. Louis Development Corporation or its successors and assigns.

2. MANNER OF REDEVELOPMENT

(a) The Redeveloper agrees to carry out the Project in accordance with the Resolution and this Contract, and substantially in accordance with the Design Plans (as defined in the Redevelopment Agreement). The terms and provisions of the Resolution and the Proposal, as may be amended from time to time, are incorporated herein by reference. The Redeveloper acknowledges that its obligations under this Contract are subject to the terms and conditions of the Plan, as may be amended from time to time.

(b) The Redeveloper agrees to obtain or cause to be obtained any and all permits and licenses required by the City as may be necessary to perform its obligations under this Contract. The Redeveloper further agrees to conform to all rules, regulations, codes and ordinances of the City applicable to performance by the Redeveloper under this Contract.

person if a member of his or her immediate family is a member of the Authority's Board of Commissioners or the City's Board of Aldermen, or is employed by the Authority in an administrative capacity (i.e. those who have selection, hiring or supervisory or operational responsibility for the work to be performed pursuant to this Contract). For the purposes of this section "immediate family" includes: wife, husband, son, daughter, mother, father, brother, sister, brother-in-law, sister-in-law, father-in-law, mother-in-law, aunt, uncle, niece, nephew, step-parent, and step-child.

3. INDUSTRIAL REVENUE BONDS

(a) *Issuance of the Bonds.* The Authority intends to issue the Bonds to pay Project Costs associated with the Project. The Redeveloper will pay all costs of issuance in connection with the issuance of the Bonds, including, trustee, bond counsel and generally applicable Authority bond issuance fees.

(b) *Authorization of Financing Documents.* The parties agree that the issuance of the Bonds is subject to the mutually acceptable negotiation by the Authority, the Redeveloper and any other entity that may be a party to any of the following documents (collectively, the "Bond Documents"):

(i) Trust Indenture between the bond trustee named therein and the Authority, which will provide for the terms and conditions of the Bonds;

(ii) Bond Purchase Agreement between the Authority and the purchaser of the Bonds, whereby the purchaser of the Bonds will agree to purchase the Bonds from the Authority;

(iii) Special Warranty Deed from the Redeveloper, as grantor, to the Authority, as grantee, pursuant to which the Redeveloper will transfer title to the Project Site to the Authority;

(iv) Lease Agreement between the Authority and the Redeveloper (the "Lease"), whereby the Authority will lease its interest in the Project Site and the Project Improvements to the Redeveloper; and

(v) Such other certificates, agreements or other documents that are necessary to complete the transaction contemplated by the Bonds.

(c) *Redeveloper to Advance Costs.* As Project Costs associated with the Project Site and the Project Improvements are incurred, the Redeveloper may make draws on the Bonds, subject to the conditions and terms set forth in the applicable Bond Documents.

(d) *Costs of Issuance of the Bonds and Other Fees.* Prior to or simultaneously with the issuance of the Bonds, the Redeveloper agrees to pay a fee of \$36,000 to the Authority. Additionally, the Redeveloper will pay all other reasonable costs of issuance including, but not limited to, bond counsel, Redeveloper counsel and trustee fees.

payments in lieu of taxes provided for in this Contract may bring an action for specific performance to enforce such payments, to the extent such payments in lieu of taxes are then due and owing.

7. SALE AND ASSIGNMENT

The benefits granted by the Authority to the Redeveloper pursuant to this Contract shall belong solely to the Redeveloper, and such benefits shall not be transferred, assigned, pledged or in any other manner hypothecated, except (a) to an affiliate of the Redeveloper, (b) as provided herein and (c) as may be provided in the Bond Documents. Notwithstanding the foregoing, the provisions of this **Section 7** shall not be deemed to restrict any subsequent owner of the Project Site from receiving the benefit of the tax abatement provided for in the Redevelopment Agreement.

8. TERM OF AGREEMENT

(a) This Contract shall become effective upon execution by the parties hereto and shall terminate upon the earlier to occur of the following:

(i) to the extent the Authority issues the Bonds, the payment in full of the Bonds (or any bonds issued to refund the Bonds) and the payment of all amounts due under this Contract;

(ii) the expiration or termination of the Lease described in **Section 3**; or

(iii) the occurrence and continuance of an Event of Default and the subsequent termination of this Contract pursuant to the provisions of the applicable Bond Documents and this Contract.

(b) The foregoing provisions of subsection (a) above shall not relieve the Redeveloper of its obligation to make any payments in lieu of taxes owing for the year in which the Bonds are paid in full, to the extent any ad valorem tax exemption for that year is received.

9. INDEMNIFICATION

The Redeveloper hereby agrees to indemnify and defend the Authority and the SLDC to insure that the Authority and the SLDC are held harmless from and against all claims, demands, costs, liabilities, damages or expenses, including reasonable attorneys' fees, by or on behalf of any person, firm or corporation arising from the conduct or management of, or from any work or thing done in, on or about, the Project during the term of this Contract, and against and from all claims, demands, costs, liabilities, damages or expenses, including reasonable attorneys' fees, arising during the term of this Contract in relation to approval, acquisition, construction, operation, maintenance and disposition of the Project. This obligation to indemnify the Authority shall survive the termination of this Contract for any reason.

10. FIRST SOURCE EMPLOYMENT

The City enacted an ordinance to create a pool of employable residents of the City to serve as the first source for finding employees for entry-level jobs (Ordinance No. 60275, codified as St. Louis City Revised Code Chapter 3.90). The ordinance also applies to tenants or lessees of recipients of financial assistance that have thirty or more employees at the redevelopment site. If the ordinance applies to the Redeveloper, by virtue of this Contract or otherwise, the Redeveloper must execute an employment agreement meeting the requirements of Ordinance No. 60275.

RGSZ
7733 Forsyth Boulevard, 4th Floor
St. Louis, Missouri 63105
ATTN: Roger Herman

and

Lewis Rice LLC
600 Washington Avenue, Suite 2500
St. Louis, Missouri 63101
ATTN: David W. Sweeney, Esq.

or at such other address with respect to either such party as that party may, from time to time, designate in writing and forward to the other as provided in this subsection.

(d) *Recording.* Immediately after the execution of this Contract, the Redeveloper shall, at its expense, cause this Contract to be recorded in the records of the Recorder of Deeds for the City of St. Louis and shall notify the Authority, in writing, of the date, book and page number of such recording.

(e) *No Agency.* It is expressly understood and agreed that neither party is the agent of the other, and that this Contract shall not be construed to make the Authority or any commissioner, officer or employee thereof liable to materialmen, contractors, craftsmen, laborers or others for goods or services delivered by them in connection with development of the Project Site, or for debts or claims accruing to the said parties against Redeveloper.

(f) *Federal Work Authorization Program.* Simultaneously with the execution of this Contract, the Redeveloper shall, pursuant to the provisions of Sections 285.525 through 285.555 of the Revised Statutes of Missouri, as amended, by sworn affidavit in substantially the form attached hereto as **Exhibit C** and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to its employees and state that it does not knowingly employ any person who is an unauthorized alien.

(g) *Governing Law.* This Contract shall be governed and construed in accordance with the laws of the State of Missouri. Suit to enforce or interpret the terms of this Contract shall be brought only in the Circuit Court for the City of St. Louis or in the United States District Court for the Eastern District of Missouri - Eastern Division and the parties irrevocably consent to the jurisdiction of such courts.

(h) *Severability.* If any clause, covenant, paragraph or provision herein shall be declared fully or partially invalid or unenforceable, the remaining clauses, covenants, paragraphs and provisions shall remain enforceable and valid to the fullest extent allowed by law.

(i) *Authority to Enter into Contract.* The Redeveloper warrants and represents it is fully authorized and legally capable of entering into this Contract and that the person executing this Contract on its behalf is fully authorized to do so.

(j) *Execution in Counterparts.* This Contract may be executed simultaneously in several counterparts, each of which shall be deemed to be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the Redeveloper and the Authority caused this instrument to be executed in their respective hands and upon their behalf.

WHISTLER ONE, LLC, a Missouri limited liability company

By: _____
Name: _____
Title: _____

STATE OF MISSOURI)
) SS.
_____ OF _____)

On this ____ day of _____ in the year 2018 before me, _____, a Notary Public in and for said state, personally appeared _____ the _____ of **WHISTLER ONE, LLC**, a Missouri limited liability company, known to me to be the person who executed the within Redevelopment Contract on behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year first above written.

Name : _____
Notary Public in and for said State

My Commission Expires: _____

EXHIBIT A
PROJECT SITE DESCRIPTION

EXHIBIT C

**AFFIDAVIT OF COMPLIANCE WITH SECTION 285.525 R.S.MO., ET SEQ.
FOR ALL AGREEMENTS AND AWARDS IN EXCESS OF \$5,000.00
EFFECTIVE 1/1/2009**

STATE OF MISSOURI)
) SS.
CITY OF ST. LOUIS)

Before me, the undersigned Notary Public, in and for the County of _____, State of _____, personally appeared _____ (Name) who is _____ (Title) of _____ (Name of company), a _____ (corporation), (partnership), (sole proprietorship), (limited liability company), and after being duly sworn did depose and say:

(1) that said company is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted services; and

(2) That said company does not knowingly employ any person who is an unauthorized alien in connection with the contracted services.

The terms used in this affidavit shall have the meaning set forth in Section 285.525 R.S.Mo., et seq.

Documentation of participation in a federal work authorization program is attached to this affidavit. (An example of acceptable documentation is the E-Verify Memorandum of Understanding (MOU) - a valid, completed copy of the first page identifying the employer and a valid copy of the signature page completed and signed by the employer, the Social Security Administration and the Department of Homeland Security.)

By: _____
Print Name: _____
Title: _____
Date: _____

Subscribed and sworn to before me this _____ day _____ of 2018.

Notary Public
Print Name: _____

My commission expires:

RESOLUTION NO. 17-LCRA-10294
PRESENTED TO THE BOARD ON DECEMBER 19, 2017

TO: LCRA BOARD OF COMMISSIONERS

FROM: OTIS WILLIAMS

RE: RESOLUTION AUTHORIZING MATCHING FUNDS FOR COMPREHENSIVE
PLANNING GRANT TO FURTHER NORTH-SOUTH LIGHT RAIL CORRIDOR
INCLUDING EXAMINATION OF ALIGNMENT TO SERVE FUTURE NATIONAL
GEOSPATIAL-INTELLIGENCE AGENCY SITE

EXECUTIVE SUMMARY:

This Resolution authorizes the expenditure of up to \$30,000 in matching funds to further comprehensive planning work related to the expansion of Metrolink, including consideration of a variation of the Northside alignment that would serve the future National Geospatial-Intelligence Agency (NGA) site.

BACKGROUND:

LCRA has been asked to participate in providing the local match for a Federal Transit Authority transit-oriented development pilot program grant submitted by Bi-State Development (Metro). The grant funds planning efforts associated with a potential North-South Metrolink expansion. This expansion would connect the St. Louis region's public transportation light rail system to the NGA Site, and thus greatly benefit the NGA site and the revitalization of the surrounding area.

The planning efforts will be designed to support transit-oriented development planning within the proposed Northside-Southside light rail corridor, situated primarily in the eastern half of the City of St. Louis. The planned Northside-Southside light rail project is a transformative infrastructure improvement with the potential to increase density and economic activity and establish a model for similar developments nationally. The project envisions transit-oriented development (TOD) at each of the planned stations, including strong, complete residential neighborhoods that will establish a model for accessibility, diversity, and prosperity within the City of St. Louis while highlighting key aspirations of the City's Sustainability Plan and Strategic Land Use Plan.

The total project budget is estimated to be approximately \$530,000, and LCRA's match will be a portion of a larger local match of approximately \$120,000.

REQUESTED ACTION:

Approval of this Resolution.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Land Clearance for Redevelopment Authority of the City of St. Louis as follows:

1. The Board of Commissioners of LCRA authorizes the expenditure of up to \$30,000 toward the local matching funds required for a grant as set forth above.

2. The actions of the Executive Director, his designee(s), officials, agents and employees of LCRA Holdings Corporation heretofore taken in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the Executive Director, his designee(s), such officials, agents and employees are hereby authorized to take such further action and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of LCRA Holdings Corporation with respect to the transactions.
3. The Executive Director, his/her designee, and the appropriate officers, agents and employees are hereby authorized to take all actions necessary and proper to effectuate the intent of this Resolution.
4. This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of the Board of Commissioners.

ADOPTED this 19th day of December 2017.

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF ST. LOUIS

By: _____

Title: Assistant Secretary

ATTEST:

Assistant Secretary

RESOLUTION NO. 17-LCRA-10295
PRESENTED TO THE BOARD ON DECEMBER 19, 2017

TO: LCRA BOARD OF COMMISSIONERS
OTIS WILLIAMS, EXECUTIVE DIRECTOR

FROM: ROB ORR

RE: RESOLUTION ADOPTING PRE-QUALIFIED LIST OF LAND SURVEYING
FIRMS AND CIVIL, STRUCTURAL, AND TRANSPORTATION
ENGINEERING FIRMS FOR LCRA PROJECTS

EXECUTIVE SUMMARY:

St. Louis Development Corporation (SLDC) has generated a pre-qualified list of land surveying and engineering firms through a request for qualification (RFQ) process. Pursuant to the recommendation from the Selection Committee formed to review proposals submitted in response to the issuance of an RFQ, this Resolution authorizes the Land Clearance for Redevelopment Authority (LCRA) to adopt the SLDC pre-qualified list of land surveying firms and civil, structural, and transportation engineering firms.

BACKGROUND:

The RFQ was issued in November of 2016 to seek qualifications from land surveying and engineering firms interested in working on SLDC and LCRA projects. By adopting a “pre-qualified list” of firms, the LCRA can streamline the process for securing such services. Whenever such services are required in the future, LCRA will already have a list of pre-qualified firms to which it can turn in confidence. The services required may include such things as civil engineering, structural engineering, transportation engineering, and land surveying.

The Selection Committee met and reviewed the proposals submitted, and the resulting recommended pre-qualified list selection consists of the thirty-six firms delineated into the four aforementioned categories in Attachment A.

This Resolution adopts the pre-qualified list of firms selected by SLDC to also be used for LCRA project procurement.

REQUESTED ACTION:

Approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY BOARD OF COMMISSIONERS AS FOLLOWS:

1. The LCRA Board of Commissioners hereby approves this Resolution and adopts the SLDC pre-qualified firms list for LCRA's use.
2. LCRA authorizes the Executive Director, his designee, legal counsel, and the appropriate officers, agents and employees of LCRA to take all steps necessary and to execute all documents necessary to effectuate the intent of this Resolution.
3. The list of pre-qualified firms approved by this Resolution shall supersede any prior lists for such services approved by the Board of Commissioners.
4. This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of LCRA.

ADOPTED this 19th day of December, 2017.

**LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF ST. LOUIS**

By: _____
Assistant Secretary

(SEAL)

ATTEST:

Assistant Secretary

Attachment A - Pre-Qualified List

12 - Civil Engineer	38 - Land Surveyor	57 - Structural Engineer	62 - Transportation Engineer
ABNA	ABNA	ABNA	ABNA
Access Engineering LLC	CDG Engineers	AECOM	AECOM
AECOM	Civil Design, Inc.	Aedion Case Engineering	CDG Engineers
CDG Engineers	Crawford, Murphy & Tilly	CDG Engineers	Civil Design, Inc.
Civil Design, Inc.	David Mison & Associates	Civil Design, Inc.	Crawford, Murphy & Tilly
Crawford, Murphy & Tilly	Engineering Design Source, Inc.	Crawford, Murphy & Tilly	David Mison & Associates
David Mison & Associates	Galaxy Land Services	David Mison & Associates	Garver
Engineering Design Source, Inc.	Kuhlmann Design Group, Inc.	Elego	Hosner & Shifrin
Elego	Maconer & Associates	Frontenac Engineering Group	Kozakos Engineering Group, LLC
Frontenac Engineering Group	Oates Associates	Hosner & Shifrin	Lachmuller Group
Geotechnology Inc	Olson Associates	Kozakos Engineering Group, LLC	MS Engineering Group PC
Garver	Pargen Engineering & Surveying	KJWW Engineering Consultants	Oates Associates
Hut Engineering LLC	Pilbeam's Company of Surveyors & Engineers	Kuhlmann Design Group, Inc.	Olson Associates
Hosner & Shifrin	Saber, Inc.	Lachmuller Group	SCI Engineering, Inc.
Kozakos Engineering Group, LLC	Starlec	Oates Associates	Starlec
Kuhlmann Design Group, Inc.	Stack & Associates	Olson Associates	Thouvenot, Wade & Moench, Inc.
Kwame Building Group	Thouvenot, Wade & Moench, Inc.	Starlec	
Lachmuller Group		Thouvenot, Wade & Moench, Inc.	
MS Engineering Group PC			
Oates Associates			
Olson Associates			
Pargen Engineering & Surveying			
Shannon & Wilson			
Starlec			
Stack & Associates			
Tennessee Consulting Engineers & Scientists			
Thouvenot, Wade & Moench, Inc.			
Webb Engineering Services			